



Groves Way, Hartlebury, DY11
Kidderminster

£200,000

Built in 2019 and positioned within the popular village of Hartlebury, this modern three-bedroom semi-detached home offers stylish, low-maintenance living with excellent access to local amenities, countryside walks and transport links. Featuring a spacious kitchen/diner, private rear garden, en-suite main bedroom and off-road parking, this is an ideal opportunity for first-time buyers, young families or those looking for a modern home in a well-connected village setting.

Bedrooms: 3 | Bathrooms: 3 | Receptions: 1

- Modern semi-detached home
- Three well-proportioned bedrooms
- Main bedroom with fitted wardrobes and en-suite
- Spacious kitchen/diner
- Private rear garden with patio and lawn
- Off-road parking plus shared visitor space
- Available under a Section 106 Discounted Market Sale Scheme (75% market value)
- Council Tax C
- EPC B
- REF: ZD1441





Situated within the sought-after village of Hartlebury, this modern semi-detached home enjoys the best of both worlds - a village setting surrounded by countryside, while remaining conveniently positioned for access to Kidderminster, Worcester and the wider motorway network. Hartlebury is well known for its strong community feel, historic castle, local schooling and railway station, making it a popular choice for commuters and families alike. With countryside walks close by and everyday amenities within easy reach, it offers a lifestyle that balances convenience with a more relaxed pace of living.

Built in 2019, the property has been thoughtfully designed to suit modern living and remains beautifully presented throughout.

To the front, off-road parking is provided for one vehicle, alongside access to a shared visitor space with the neighbouring property. Step inside and you're welcomed into an entrance hall, which provides access to the first floor and the main living accommodation.

The lounge overlooks the front aspect and offers a comfortable space to relax, while an internal hallway provides access to a useful cloakroom and under-stairs storage. Beyond this, the home opens into a spacious kitchen/diner with French doors lead directly into the rear garden, allowing natural light to flow through the room and creating an ideal space for entertaining, family meals or simply enjoying everyday life.

Outside, the rear garden has been designed for ease of maintenance, with a patio seating area and a lawned garden providing space for children, pets or summer gatherings.

Upstairs, three generous bedrooms offer flexible accommodation. The main bedroom benefits from fitted wardrobes and its own en-suite shower room, while the remaining two bedrooms are served by a modern family bathroom.

Please note; this home is offered under a Section 106 Discounted Market Sale Scheme, allowing purchasers to buy the property at 75% of its full market value. The property is sold with full ownership, however the discount remains attached to the property permanently and must be applied to any future sale.

Interested parties are advised to contact the agent regarding eligibility requirements and the terms of the Section 106 Agreement.

This is a fantastic opportunity to purchase a modern family home in a desirable village location at a significantly reduced price point compared to the wider open market.





