



Connells

Dotterel Place
KIDDERMINSTER



Property Description

A well-presented four-bedroom detached family home, situated on the popular Spennells development. The property is well placed for road links to Worcester, Birmingham and beyond, with convenient local shops nearby and Heronswood Primary School within easy reach. Open countryside is just a short walk away, ideal for dog walks and outdoor enjoyment. On approach, a large driveway to the front provides off-road parking and garage access. Stepping inside, the welcoming hallway branches off to the ground floor accommodation including a cloakroom, spacious lounge, dining room, conservatory, modern fitted kitchen with integrated appliances and a utility room. To the first floor, you will find a master bedroom with en-suite, three further bedrooms and a family bathroom. Gas central heating and double glazing throughout. Externally, Dotterel Place benefits from an enclosed rear garden.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Front Elevation

Large, neatly presented tarmac driveway, with a neat lawn and established greenery to the front and side. Garage access and gated access into the rear garden.

Entrance Hall

Welcoming hallway offering a ceiling light point and stairs up to the first floor.

Cloakroom

Comprising a wash hand basin with storage and a low flush WC. Ceiling light point, a radiator and a double glazed frosted window to the front.

Lounge

Spacious living area offering a feature fireplace with surround and hearth, fitted carpet, two ceiling light points, a radiator and a double glazed bay window to the front.

Dining Room

Offering fitted carpet, ceiling light point, a radiator and double glazed French doors to the rear leading into the conservatory.

Conservatory

Offering fitted carpet, a radiator, double glazed windows surrounding and French doors to the side opening out to the garden.

Kitchen

Modern fitted kitchen boasting a range of wall and base units, ample work surface space and stunning kickboard lighting. Inset sink

unit, integrated eye-level oven and grill, an induction hob with extractor fan above and a dishwasher. Built-in pantry cupboard, Karndean herringbone flooring, partially tiled walls, ceiling light points, a radiator and double glazed windows to the rear and side.

Utility Room

Offering additional wall and base units, work surface space and a sink and drainer unit. Space for a washing machine and fridge freezer, Karndean herringbone flooring, partially tiled walls, ceiling light point, a pedestrian door into the garage and a door out to the rear garden.

First Floor Landing

Stairs up from the entrance hall onto the first floor landing with fitted carpet and a ceiling light point.

Bedroom One

Double bedroom boasting built-in, mirror-fronted wardrobes, fitted carpet, ceiling light point, a radiator and a double glazed window to the rear.

En-Suite

Modern suite comprising a wash hand basin with storage, low flush WC and a walk-in shower cubicle with a glass door. Tiled walls, vinyl flooring, ceiling spotlights, chrome heated towel rail and a double glazed frosted window to the side.

Bedroom Two

Offering fitted carpet, ceiling light point, a radiator and a double glazed window to the front.

Bedroom Three

Offering fitted carpet, ceiling light point, a radiator and a double glazed window to the front.

Bedroom Four

Offering fitted carpet, ceiling light point, a radiator and a double glazed window to the rear.

Bathroom

Comprising a wash hand basin, WC and a corner panelled bathtub with a handheld shower. Tiled walls, ceiling light point and a double glazed frosted window to the side.

Outside

Rear Garden

Enclosed garden offering a patio area and a neatly kept lawn with established bedding borders and a wooden built shed. Gated access to the side leads out to the driveway.

Garage

Offering power and lighting, accessed via an electric roller door to the front and a pedestrian door to the rear into the utility.

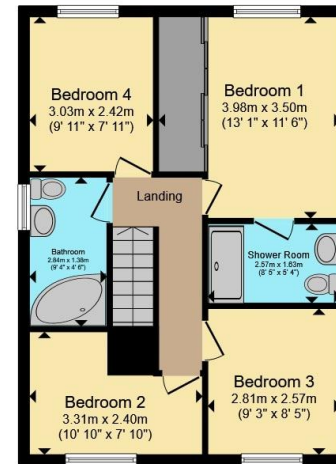








Ground Floor



First Floor

Total floor area 124.5 m² (1,340 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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