



## 7 Ibis Close

Kidderminster, DY10 4RX

Andrew Grant

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**4 Bedrooms   2 Bathrooms   2 Reception Rooms**

Well presented detached home on a corner plot with south-facing garden, modern kitchen, spacious interiors and a tandem double garage.

- Double-fronted detached home built by David Payne with three living areas including a generous conservatory
- Contemporary kitchen replaced in 2019 with sleek units, induction hob, double oven and adjoining utility
- South-facing corner-plot garden with lawn, paved terrace and well-stocked borders
- Block-paved driveway, car port and tandem double garage providing off-road parking for two cars
- Positioned on a residential cul-de-sac in Kidderminster close to local amenities, schools and transport links

This very well presented detached home offers versatile accommodation across two floors. A living room spans the depth of the house and opens into a substantial conservatory overlooking the south-facing garden. The sleek kitchen, replaced in 2019, is complemented by a useful utility room and a separate dining room. Four bedrooms are served by a contemporary en suite and a modern family bathroom. The property occupies a corner plot with a paved driveway, car port and tandem double garage, and is situated in a popular Kidderminster cul-de-sac.

1554 sq ft (144.4 sq m)





## The kitchen and utility

The kitchen forms the hub of the home, ideal for everyday cooking and entertaining. Sleek high-gloss cabinetry is paired with integrated appliances including a NEFF Hide & Slide double oven, Bosch hob, Bosch integrated fridge freezer and an AEG ComfortLift dishwasher, while a Grohe mixer tap sits at the sink beneath a window looking out over the garden. Under-cupboard lighting and underfloor heating add to both the practicality and comfort. A matching utility room adjoins the kitchen, providing additional work surface, storage and space for laundry appliances, and gives access to the side of the home.





## The living room

A generous living room extends the full depth of the property and provides comfortable space for relaxation and family time. A brick-built fireplace forms a natural focal point within the room, and a large window frames the outlook to the front. At the rear, wide glazed doors open into the conservatory, linking the living space with the garden and allowing for flexible entertaining.





## The dining room

Situated at the front of the house, the dining room offers a formal setting for family meals and special occasions. A wide picture window brings in the outlook to the front and a decorative dado rail adds architectural detail. The room sits off the hall, close to the kitchen, making it convenient for serving meals and entertaining guests.



## The conservatory

Glazed on three sides, the conservatory provides an additional living area that is perfect for relaxing or hosting guests. A glazed roof and tall windows ensure an uninterrupted view of the garden, while double doors open directly onto the paved terrace for seamless indoor-outdoor living. A ceiling fan helps to maintain comfort throughout the seasons.



## The hallway and cloakroom

A welcoming entrance hall sets the tone for the accommodation, with a staircase featuring contemporary oak rails and glass panels rising to the first floor and an archway leading through to the kitchen. Crisp décor and a dado rail create a polished feel, and a useful ground-floor cloakroom with WC and wash basin serves the needs of family and visitors.





## The primary bedroom

The primary bedroom provides a tranquil retreat at the front of the house. Built-in wardrobes offer plenty of storage, leaving space for a large bed and additional furniture. A broad window overlooks the front and floods the room with daylight. A door leads directly into the en suite shower room for added convenience.



## The primary en suite

Serving the primary bedroom, the contemporary en suite, recently installed in 2025, is finished with neutral tiling and modern fixtures. A glazed corner shower enclosure with rainfall head and handheld attachment provides a refreshing start to the day. The room also includes a concealed cistern WC and a pedestal wash basin beneath a mirrored shelf.



## The second bedroom

The second bedroom combines guest accommodation with workspace, making it ideal for those who work from home. Fitted wardrobes, drawers and shelving provide extensive storage, while a built-in desk creates a dedicated study area. A large front-facing window ensures the room feels airy and comfortable.



## The third bedroom

The third bedroom enjoys a pleasant outlook from its wide window and offers ample built-in storage. Mirrored wardrobes line one wall to maximise floor space, while a built-in dressing table with drawers and shelves provides practical storage and a place to get ready. This room is well suited to guests or older children.





## The fourth bedroom

The fourth bedroom provides a cosy single room that can serve as a nursery, child's room or home office. A broad window overlooks the rear and a deep sill offers space for personal touches. Its position off the landing makes it convenient for either sleeping or working.



## The bathroom

Serving the first floor, the family bathroom is fitted with a white suite comprising a panelled bath with glazed screen and shower over, pedestal basin and WC. Karndean flooring adds a practical and attractive finish underfoot, while a heated towel rail brings a touch of comfort. A mosaic tile border provides subtle detailing, and the frosted window admits natural light while maintaining privacy.



## The garden

Outside, the south-facing rear garden is a lovely feature of the home. A generous lawn is bordered by well-stocked beds and raised planters, providing colour and interest throughout the seasons. A broad paved terrace runs directly off the conservatory, offering space for al-fresco dining and seating. Fencing encloses the garden, and a path leads to the side of the house.





## The driveway and parking

To the front, a wide block-paved driveway provides off-road parking for two cars, with the addition of the car port increasing capacity to three vehicles, and leads to a covered car port and tandem double garage. A gravelled area with shaped hedging provides a low-maintenance focal point, while established shrubs and trees soften the plot. From here there is access to the front door and a gated path to the rear garden.

## Location

Ibis Close is a delightful cul-de-sac off Kittiwake Drive, forming part of an established and highly regarded residential area known as Spennells Valley. This particular part of the development sits close to the picturesque Captain's Pool and Spennells Valley Nature Reserve, with numerous public footpaths nearby offering scenic walks.

The property is conveniently positioned for local amenities, including a Tesco Express and a selection of takeaways within the Spennells Valley estate.

Kidderminster is a thriving market town offering a wide range of shops, supermarkets and leisure facilities, along with well-regarded primary and secondary schools. The town provides a variety of pubs and restaurants, while the surrounding area offers access to attractive countryside walks. For commuters, local railway stations provide services to Birmingham, Worcester and beyond, with road links via the A449 and M5 readily accessible.

## Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

The Council Tax for this property is Band E.



# Ibis Close

Approximate Gross Internal Area  
Ground Level = 74.7 sq m / 804 sq ft  
First Level = 53.6 sq m / 577 sq ft  
Garage = 16.1 sq m / 173 sq ft  
Total = 144.4 sq m / 1554 sq ft

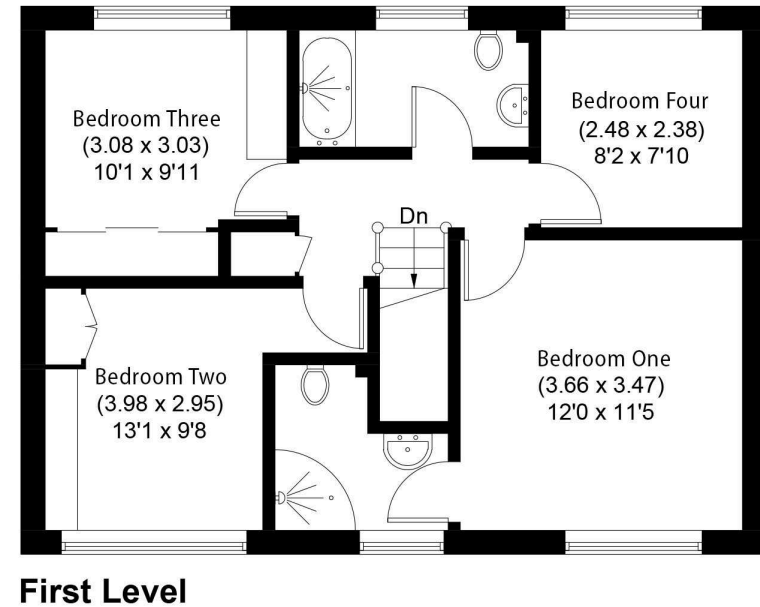
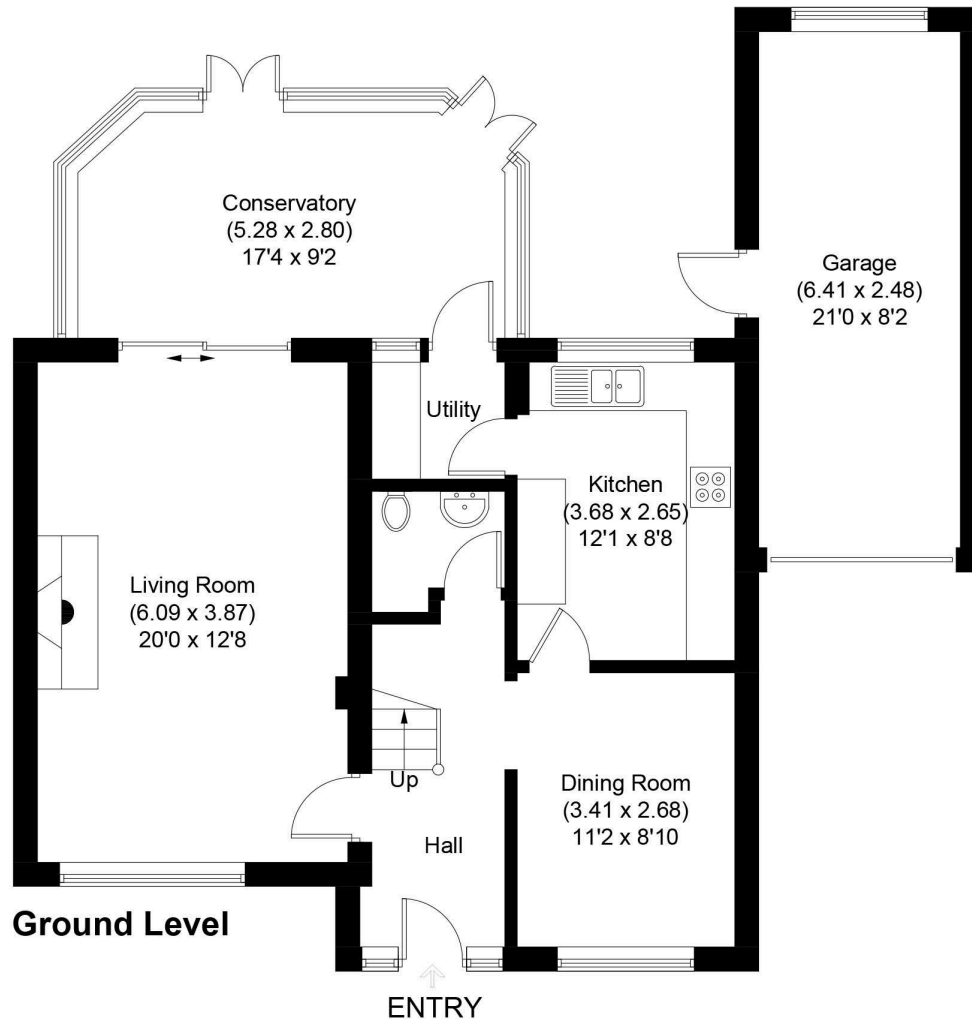


Illustration for identification purposes only, measurements are approximate, not to scale.



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