

26 Albrighton Drive,
Kidderminster, DY10 2NX

Asking Price £360,000

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26 Albrighton Drive

Grove are thrilled to present this beautifully presented three bedroom detached family home on Albrighton Drive.

Benefitting from far reaching countryside views, the property is ideally positioned in a rural location whilst also being within easy reach of amenities in the neighbouring towns of Kidderminster and Stourbridge.

Comprising a pleasant living room, modern kitchen diner with views out onto the garden and woodland beyond, downstairs w.c. for convenience, main bedroom with ensuite shower room, two further bedrooms and the house bathroom, this home offers couples and families space and the opportunity to enjoy time together.

To the rear, the landscaped private garden with colourful planter beds and paved patio area is a lovely space to enjoy after busy work days and to host loved ones during the warmer months.

The property offers both a driveway with EV charger facilities and a garage, ensuring off road parking for up to four vehicles.

Viewings are by appointment and can be booked through our Hagley branch.






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Approach
Approached via pathway with lawn to front, box hedging and weather porch. Block paved driveway to the side allows for three vehicles along with the single garage, EV charger and gate leads through into the garden.

Entrance Hall
With central heating radiator, Porcelanosa wood effect tiling to floor and stairs leading to the first floor landing. Doors lead through to:

Living Room 10'2" x 15'5" (3.1 x 4.7)
With double glazed window to front and central heating radiator.

Kitchen Diner 17'4" max 14'1" min x 11'5" max 8'10" min (5.3 max 4.3 min x 3.5 max 2.7 min)
With double glazed window and French doors out to the garden, central heating radiator and Porcelanosa wood effect tiling to floor. Featuring a variety of fitted wall and base units with Silestone worksurface over, one and a half bowl stainless steel sink with drainage and induction hob with extractor fan overhead. There are various integrated appliances such as a dishwasher, double oven and microwave, along with space and plumbing for further white goods.

W.C.
With obscured double glazed window to front, chrome heated towel radiator, Porcelanosa wood effect tiled flooring, w.c. and pedestal sink.

Landing
With access to the loft via hatch, airing cupboard and doors leading to:

Bedroom One 12'1" x 11'1" (3.7 x 3.4)
With double glazed window to front, central heating radiator and fitted sliding door wardrobes for storage. Door leads through to the ensuite.

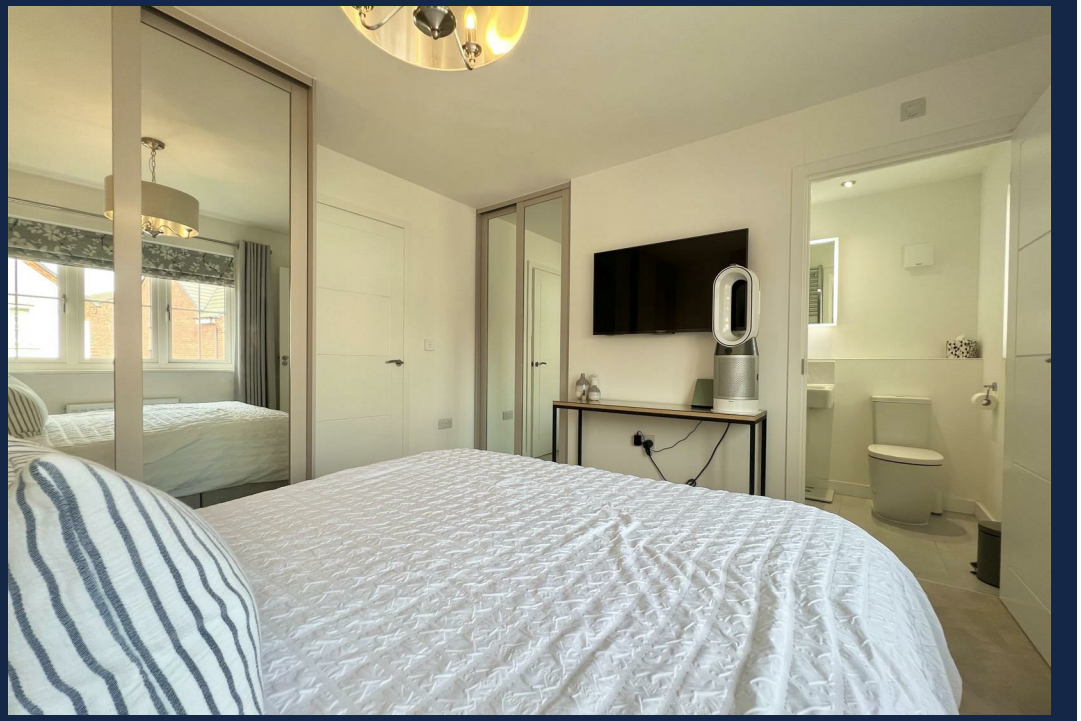
Ensuite
With obscured double glazed window to front, chrome heated towel radiator and tiling to floor. There is a floating hand wash basin, w.c. and walk in shower cubicle with hand held shower and drench head over.

Bedroom Two 10'5" x 9'2" (3.2 x 2.8)
With double glazed window to rear, central heating radiator and fitted sliding door wardrobes for storage.

Bedroom Three 6'6" x 9'2" (2.0 x 2.8)
With double glazed window to rear and central heating radiator.

Bathroom
With chrome heated towel radiator, tiled flooring, floating sink, w.c. and fitted bath.

Garage 10'2" x 19'8" (3.1 x 6.0)
With up and over garage door and electric points.





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Garden
With paved patio area, lawn and mature planter beds.

Tenure - Freehold
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor. We are aware that there is a service charge of £175.01 per annum for the management and maintenance of the open spaces within the development.

Council Tax
Tax band is D.

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are







confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.





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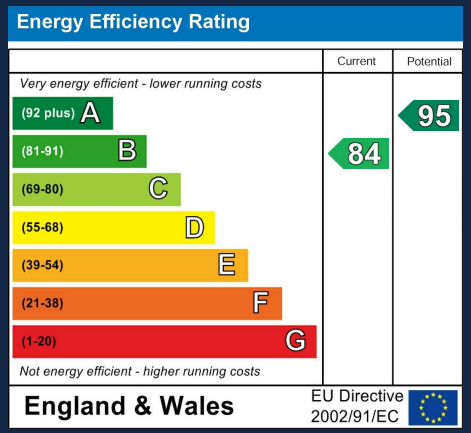
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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Hagley
129 Worcester Road
Hagley
DY9 0NN
T: 01562 270 270
E: hagley@grovepropertiesgroup.co.uk
W: www.grovepropertiesgroup.co.uk