



20 Nightingale Drive

Kidderminster, DY10 4JJ

Andrew Grant

20 Nightingale Drive

Kidderminster, DY10 4JJ

3 Bedrooms 1 Bathroom 1 Reception Room

An attractive link detached home with a stylish kitchen diner, private south facing garden and garage in a quiet close.

- Attractive three bedroom link detached home set within a quiet residential close
- Stylish kitchen diner with breakfast bar peninsula, integrated appliances and doors to the garden
- Private south facing garden with lawn, paved terrace and raised borders
- Integral garage and driveway providing off road parking
- Convenient Spennells location close to local amenities, schools and transport links

This link detached family home on Spennells offers balanced accommodation across two floors. The entrance hall opens to a spacious living room and a stylish kitchen diner, fitted only four years ago, with a breakfast bar peninsula, integrated cooking appliances and French doors to a south facing garden. Completing the ground floor is a practical utility with adjoining cloakroom and access to the garage. Upstairs there are three bedrooms served by a contemporary bathroom. Outside, an integral garage and driveway provide off road parking, and the rear garden features a paved terrace, lawn and raised borders.

1095 sq ft (101.7 sq m)





The kitchen and dining room

The kitchen and dining room is the sociable hub of the home, designed for family meals and entertaining. A peninsula with wooden worktop and breakfast bar faces Shaker cabinets with integrated cooking appliances and a tiled splashback. Integrated appliances also include a fridge freezer and dishwasher. There is space for a dining table and French doors opening to the south facing terrace and a door to a practical utility with adjoining cloakroom.





The living room

The living room provides a welcoming space for relaxing and gathering. A characterful exposed brick chimney breast with timber mantel houses a gas fire, while a broad front window frames the outlook. Wood flooring adds warmth and a glazed door opens back to the entrance hall and another to the kitchen.





The primary bedroom

The primary bedroom offers a generous retreat for rest. Dual windows draw in the outlook and sense of space, complemented by wood flooring underfoot. A built-in storage cupboard is complimented by generous proportions, with ample room for a large bed and additional furnishings.



The second bedroom

The second bedroom is a versatile space, ideal as a family bedroom, guest room or home office. A rear facing window creates a comfortable environment, while the room easily accommodates a bed and desk for sleeping or studying.



The third bedroom

The third bedroom provides a cosy single room ideal for a child or study. A rear facing window offers a pleasant outlook and there is plenty of room for bedroom furniture and storage.



The bathroom

The bathroom serves the three bedrooms with a contemporary suite. A panelled bath is fitted with rainfall and handheld showers and a curved glass screen, complemented by a pedestal basin and close coupled WC. Fully tiled walls and a window complete the modern design.



The garden

The garden provides a private outdoor retreat for relaxation and play. A broad paved terrace runs across the rear of the home, perfect for outdoor dining, beyond which lies a lawn bordered by raised beds and enclosed by timber fencing and mature hedging. French doors from the kitchen and a side gate ensure easy access and the southerly aspect offers daylong sun.





The driveway and parking

The driveway and parking welcome residents and guests with practical convenience. An integral garage with an up and over door sits alongside a driveway providing off road parking for up to three vehicles. The front garden is landscaped with gravel beds and planted borders, with mature hedging creating privacy for the rear garden.

Location

Spennells is a popular residential area on the southern side of Kidderminster, offering a friendly community atmosphere and a range of amenities. The nearby local centre provides shops for day to day needs, and there are primary schools and nurseries in the area. Kidderminster town centre offers a wider selection of shopping, leisure and cultural facilities as well as mainline rail services to Birmingham and Worcester. The surrounding Worcestershire countryside offers attractive walking and cycling routes, while road links put the M5 and wider motorway network within easy reach.

Services

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

Broadband Speed: Ultrafast broadband available. Download speeds up to 1000 Mbps and upload speeds up to 100 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

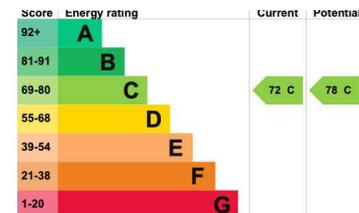
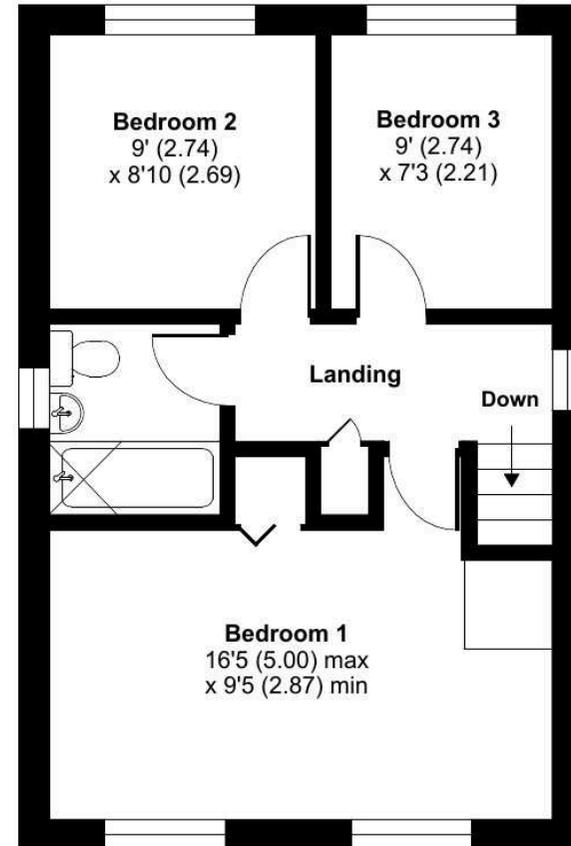
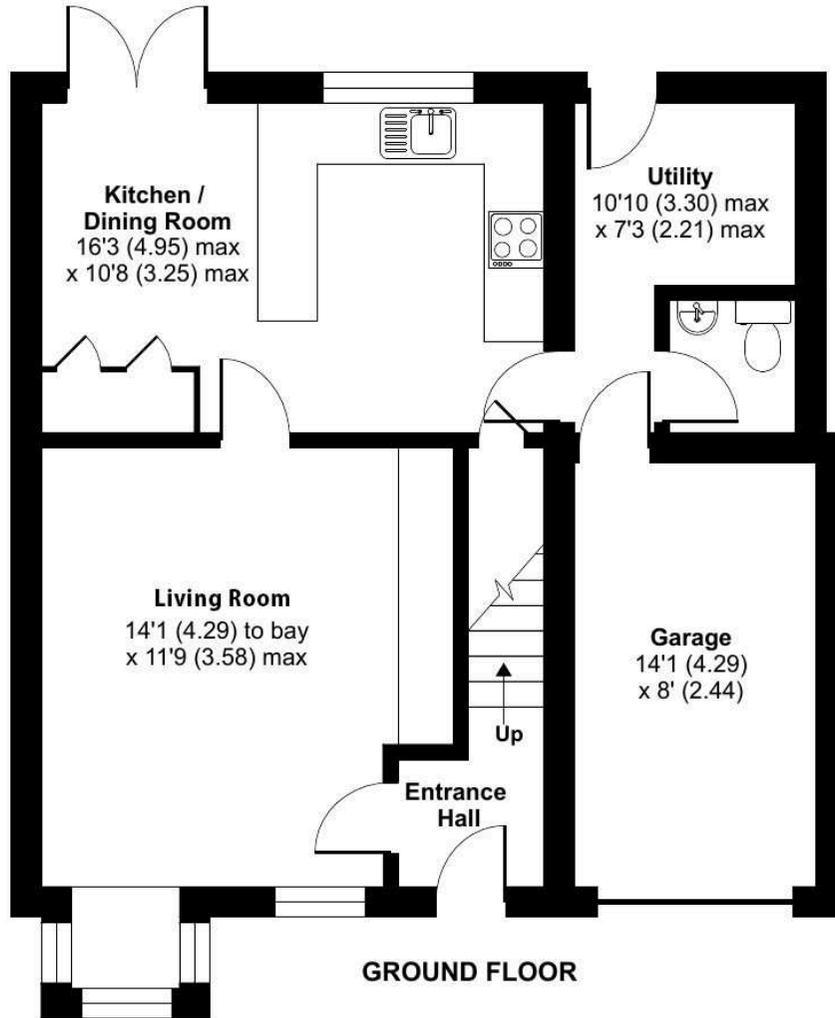
The Council Tax for this property is Band C



Nightingale Drive, Kidderminster, DY10

Approximate Area = 1095 sq ft / 101.7 sqm (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Andrew Grant. REF: 1431649



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com