



3 Oak Grove

Kidderminster, DY10 3AL

Andrew Grant

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4 Bedrooms 2 Bathrooms 3 Reception Rooms

An individual detached family home on a generous corner plot with elevated rear views, versatile reception space, four bedrooms, landscaped gardens, double garage and ample driveway parking.

- A well balanced detached family home offering flexible accommodation across two floors.
- Three reception rooms including a sitting room with study area and adjoining conservatory.
- A mature and private rear garden arranged over terraces with established planting.
- Block paved driveway providing off road parking for several vehicles and access to a double garage.
- Quiet cul de sac setting within a small and sought after development close to local amenities.

Occupying an especially generous corner plot within a quiet and established cul de sac, this individual detached home offers well proportioned and flexible accommodation ideal for family living. The ground floor provides three reception rooms, a kitchen dining room, utility and cloakroom, while the first floor features four double bedrooms including a main bedroom with en suite. Outside, the landscaped rear garden enjoys a private setting with terraced seating areas, complemented by a block paved driveway and double garage. The location combines a peaceful setting with convenient access to nearby amenities and transport links.

1847 sq ft (171.60 sq m)





The kitchen and dining room

The kitchen and dining room provide a practical, well-organised space ideally suited to everyday family living and entertaining. The layout offers generous work surfaces and ample storage, while comfortably accommodating a dining table to create a sociable central hub. Natural connections to the surrounding ground floor spaces enhance flow and usability. A rear-facing window above the sink overlooks the garden, drawing in natural light and reinforcing a strong connection to the outdoors.





The living room

Located to the front of the property, the living room is a generously proportioned reception space designed for everyday relaxation and family gatherings. A central brick fireplace forms a clear focal point and anchors the room, while the broad layout allows for flexible use without compromising circulation. Windows to the front and side aspect introduce a bright and open feel, reinforcing the room's comfortable atmosphere and making it a welcoming main living area within the home.





The sitting room

The sitting room provides a comfortable secondary reception space suited to quieter relaxation or everyday use. Double glazed patio doors open directly to the garden, allowing easy access outside and creating a strong connection with the surrounding grounds. The proportions of the room support flexible furniture placement, making it a versatile addition to the ground floor accommodation.



The conservatory

Accessed from the adjoining study area, the conservatory provides an additional reception space overlooking the rear garden. Its position offers an appealing outlook across the grounds, extending the living accommodation and creating a natural transition between the house and outside space. This room works well as a flexible area for relaxation or informal use, complementing the surrounding ground floor layout



The primary bedroom

The primary bedroom is a generously proportioned double room offering a comfortable and private retreat. Its position within the layout provides a sense of separation from the remaining bedrooms, while the room itself allows for a range of furniture arrangements without compromise. An en suite shower room adjoins, enhancing everyday convenience and reinforcing this space as a well balanced principal bedroom within the home.



The primary en suite

Adjoining the main bedroom, the en suite shower room provides a well arranged and practical space for daily use. The room is fully tiled and fitted with a shower enclosure, wash basin and WC, creating a cohesive and functional layout. Its private positioning adds convenience to the principal bedroom and supports comfortable everyday living.



The second bedroom

Positioned on the first floor, the second bedroom is a well proportioned double room that offers flexible accommodation for family members or guests. The room provides ample floor space to support a variety of layouts while maintaining a balanced and comfortable feel. Its placement within the home makes it a practical and versatile bedroom, well suited to everyday living.



The third bedroom

The third bedroom is a well sized double room located on the first floor, offering comfortable accommodation suited to a variety of needs. The proportions allow for practical furniture placement while retaining a balanced and uncluttered feel. Its position within the layout makes it a useful and adaptable room, ideal as a bedroom, guest space or alternative use as required.



The fourth bedroom

Also positioned on the first floor, the fourth bedroom provides further flexible accommodation within the home. The room offers sufficient space for everyday use while maintaining a straightforward and functional layout. Well suited to family living, this room works equally well as a bedroom or supporting space, complementing the overall balance of the first floor arrangement.



The family bathroom

Serving the first floor accommodation, the family bathroom is arranged to provide a practical and well proportioned space. The layout includes a bath with shower over, wash basin and WC, catering effectively to everyday family needs. Its central position ensures convenient access from all bedrooms and supports the balanced layout of the first floor.



The garden

The garden is a particularly impressive feature of the property, extending to the rear and enjoying a high degree of privacy from neighbouring homes. The space has been thoughtfully arranged with a series of paved terraces and pathways that lead through established planting and mature trees, creating a strong sense of structure and depth.





Multiple seating areas are positioned to take advantage of the setting, while the landscaped layout provides an engaging and usable outdoor environment that complements the scale and position of the house.





The driveway and parking

Set back from the cul de sac, the property is approached via a generous block paved driveway providing off road parking for multiple vehicles. The driveway leads directly to the double garage, offering convenient access and practical everyday use. This well proportioned frontage creates a strong sense of arrival and complements the scale and positioning of the house within its plot.



Location

Oak Grove is a small and exclusive development nicely tucked away off the prestigious tree-lined Hillgrove Crescent. This leafy cul-de-sac comprises just nine individually designed homes including the subject property which is nicely positioned on a large plot with wonderful views to Clent through the trees. Considering how quiet this location is, Kidderminster town and a number of other amenities are remarkably close by, making living here a very convenient place to be. Kidderminster train station on nearby Comberton Hill is within easy walking distance of the subject property around 0.6 miles away, providing excellent links to Birmingham, Worcester and London. The wonderful Severn Valley heritage steam railway also operates from here, a fantastic local attraction to enjoy throughout the year.

The hugely well-respected King Charles school just around the corner from the property, ideal for families with school age children.

Kidderminster town centre is just over one mile away and provides an array of shops and services, including many high street stores and supermarkets, a myriad of pubs and eateries and a variety of green spaces dotted around the town and immediate suburbs.

Services

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

Council Tax

The Council Tax for this property is Band F.

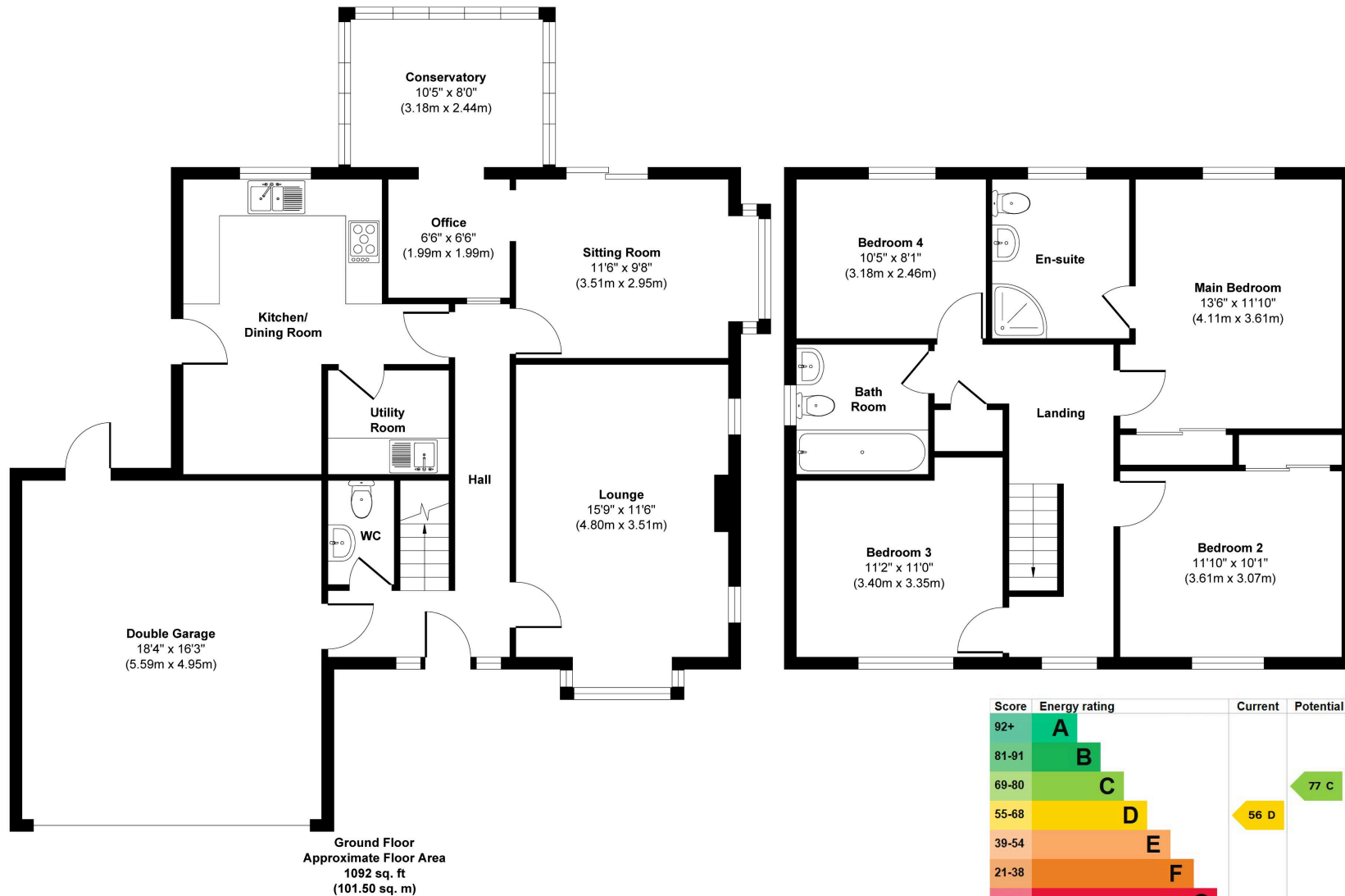
Agent's Note

The garden features trees which are subject to tree preservation orders.

Oak Grove is a private road meaning any roadway maintenance is shared by the nine homeowners. The residents each pay around £20 per annum for the electricity that powers the street lighting.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Floor Area 1847 sq. ft / 171.60 sq. m

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

Produced by Elements Property



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Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com