



185 Sutton Park Road

Kidderminster, DY11 6LE

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

Extended 1930s detached family home with a vaulted kitchen, wood burning stoves and a long garden in a sought after setting

- Stylish 1930s detached home thoughtfully extended and beautifully presented
- Fabulous vaulted breakfast kitchen with quartz island, premium appliances and bi fold doors
- Splendid long rear garden with terrace, lawn, raised borders and play area
- Block paved driveway and detached garage providing parking for several vehicles
- Outskirts of Kidderminster near Bewdley and the Wyre Forest with excellent amenities and rail links

This impressive 1930s detached family home has been extensively improved and extended by the current owners. A welcoming reception hall with cloakroom leads to two charming reception rooms with oak floors, bay window and wood burning stoves. A vaulted breakfast kitchen is the star of the show, boasting sleek cabinetry, quartz surfaces, an island with breakfast bar and premium appliances, all opening to the garden. Upstairs are three bedrooms, two with period fireplaces, served by a stylish bathroom with roll top bath and separate shower. Outside is a superb long rear garden, block paved driveway and detached garage.

1100 sq ft (102.1 sq m)





The kitchen

Serving as the sociable hub of the home, the vaulted breakfast kitchen combines style and function for everyday living. Sleek handleless cabinetry, quartz worktops and a substantial island with breakfast bar surround premium integrated appliances, while skylights accentuate the vaulted ceiling overhead and large tiled flooring with electric underfloor heating keeps things cosy. Bifold doors open to the terrace and long garden, and a practical utility lies just off the kitchen.



The living room

Designed for relaxing with family and friends, the living room centres on a contemporary wood burning stove set into a chimney breast with slate hearth. Oak flooring and an elegant pendant light give the space a warm, homely feel. Sliding patio doors open to the terrace and garden, creating an effortless connection to the outdoors.



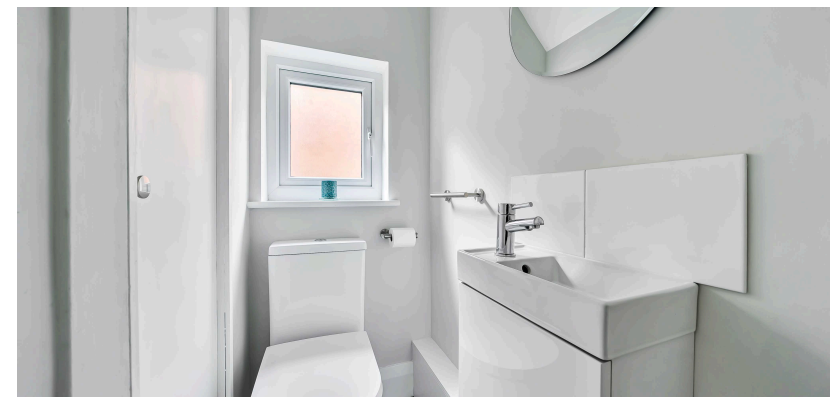
The dining room

Family meals and special occasions are enjoyed in the generous dining room. A bay window to the front and an elegant pendant light set the scene, while an inviting wood burning stove adds character beneath a classic fireplace surround. Oak flooring continues the theme of the ground floor and the room flows naturally to the reception hall for convenient serving from the kitchen.



The entrance hall and cloakroom

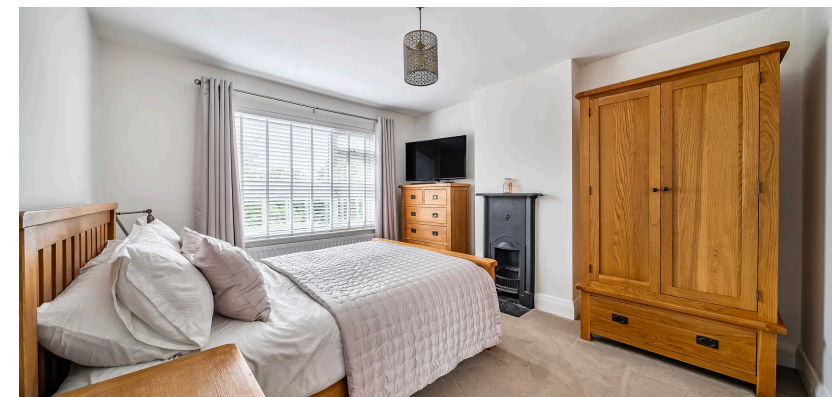
The reception hall makes a great first impression, welcoming guests beneath an arched porch into a space with original oak flooring and panelling. A handsome staircase with turned balustrade rises to the first floor and there is useful cupboard space beneath. Just off the hall, the cloakroom includes a modern two piece suite and patterned flooring, ideal for visiting family and friends.





The primary bedroom

The principal bedroom offers a calm retreat at the rear of the home, with plenty of space for a king size bed and furniture. A period cast iron fireplace provides a charming focal point and hints at the home's 1930s origins. A wide window with plantation shutters frames leafy views and ensures a peaceful atmosphere for rest and relaxation.





The second bedroom

The second bedroom is a generously proportioned double room that comfortably accommodates sleeping and study areas. Either side of a striking period fireplace are fitted wardrobe cupboards providing excellent storage and display shelving. A window to the front with plantation shutters completes this versatile room, which is perfectly suited for children or overnight guests.



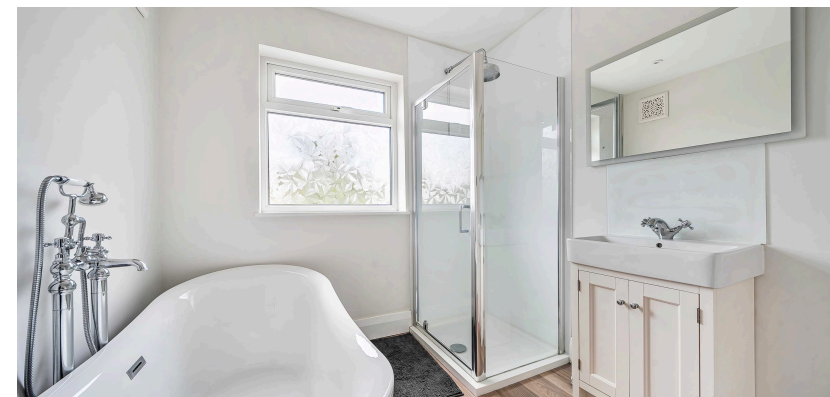
The third bedroom

The third bedroom is a well presented single room, equally suited as a nursery or a home office. A window with plantation shutters overlooks the garden and neutral décor complements the soft carpet underfoot. The room's neat proportions make it an adaptable space for a variety of uses.



The bathroom

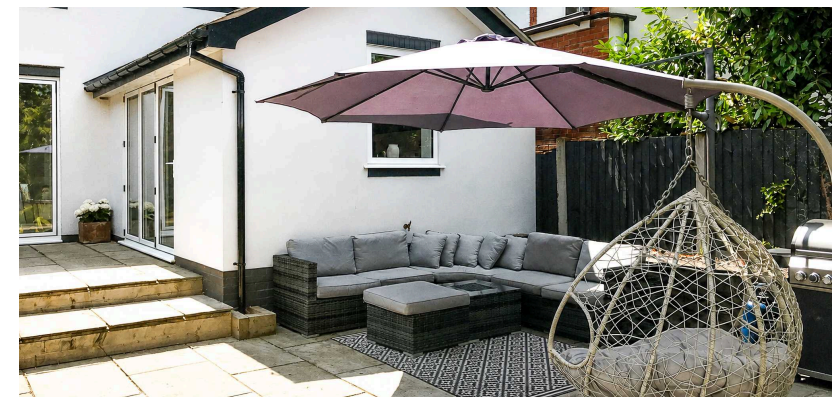
The family bathroom pairs period charm with contemporary comfort. A freestanding roll top bath invites long soaks while a separate glazed shower cubicle provides a refreshing alternative. Traditional fixtures such as the high level WC and vintage style taps are complemented by a modern vanity unit and wood effect flooring.





The garden

A real highlight of the property is the superb rear garden, stretching to approximately 132ft and ideal for family life. A paved terrace adjacent to the house offers plenty of space for outdoor dining and relaxation.





Beyond lies an expanse of lawn bordered by raised beds and mature trees, with a dedicated play area and useful sheds at the far end.





The driveway and parking

To the front and side of the home, a block paved driveway provides ample off road parking for several vehicles. The drive continues alongside the house to a detached single garage with adjoining outbuildings for storage. Established hedging provides screening from the road and helps to create a welcoming arrival.

Location

Situated towards the outskirts of Kidderminster, this property enjoys a sought after residential address within easy reach of everyday amenities. Kidderminster is the principal town of the Wyre Forest and offers extensive shopping and leisure facilities together with a wide choice of primary and secondary schools. Rail links from Kidderminster station provide direct connections to Birmingham, Worcester and London, making commuting straightforward.

Purchasers who enjoy walking, cycling or spending time outdoors will particularly appreciate the close proximity of Rifle Range Nature Reserve, accessed on foot just moments away at the end of Rifle Range Road. This wonderful natural oasis is rich in flora and fauna, with an extensive network of pathways leading towards Blackstone and the historic riverside town of Bewdley. The celebrated Severn Valley Railway also passes through the reserve, providing a unique local attraction to enjoy right on the doorstep.

The historic riverside town of Bewdley and the wide open spaces of the Wyre Forest and Severn Valley are all within a short drive, providing endless opportunities for recreation.

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 flooding and medium risk for surface water flooding, rising to a high risk between the years of 2040 and 2060.

Council Tax

The Council Tax for this property is Band D



Sutton Park Road, Kidderminster, DY11

Approximate Area = 1100 sq ft / 102.1 sq m (excludes store)

Garage = 137 sq ft / 12.7 sq m

Outbuilding = 31 sq ft / 2.8 sq m

Total = 1268 sq ft / 117.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2025. Produced for G Herbert Banks LLP. REF: 1344858



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Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com