



26 Truro Drive

Kidderminster, DY11 6DN

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

A beautifully positioned home with breathtaking south west views across the Severn Valley, generous living space and a garden perfectly placed for sunsets.

- Three bedroom home with well balanced and practical accommodation across two floors, with excellent scope to personalise.
- Living and dining room with fireplace and dual aspect windows.
- South west facing garden with breathtaking uninterrupted Severn Valley views.
- Recently laid driveway providing ample off road parking and smart frontage.
- Peaceful position backing directly onto open countryside with far reaching outlooks.

Enjoying a truly special position, this three bedroom home captures sweeping south west views across the Severn Valley, creating an ever changing backdrop of countryside, sunsets and open skies. Inside, the layout offers generous living space including a long living and dining room and a well arranged kitchen. Upstairs are three bedrooms and a family bathroom with distinctive tiling. The garden is perfectly orientated to take in the views of the Severn Valley, while a driveway provides off road parking. A home with clear potential and a remarkable outlook.

842 sq ft (78.2 sq m)





The kitchen

A practical and well arranged space designed for everyday use, the kitchen offers a range of timber cabinetry and fitted work surfaces. A double oven with extractor canopy is set within the layout, while a sink sits beneath a window overlooking the garden and beyond. An adjoining area provides further potential for a utility or additional storage.



The living and dining room

Stretching from front to rear, the living and dining room creates a generous and inviting space for both relaxation and entertaining. A fireplace provides a natural focal point, while windows at either end frame the outlook and draw the eye through the room. The proportions comfortably accommodate both seating and dining areas, making it a central part of the home.





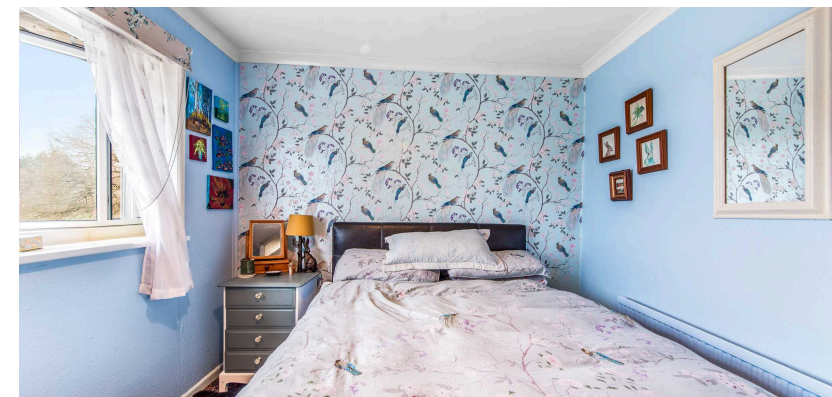
The primary bedroom

A comfortable and well proportioned main bedroom, offering space for a full range of furnishings. A wide window overlooks the front, and fitted wardrobes with sliding doors provide useful storage. The layout creates a calm and practical setting for everyday living.



The second bedroom

Positioned to take full advantage of the setting, the second bedroom enjoys far reaching views across the Severn Valley and surrounding countryside. The rear facing window frames the outlook beautifully, creating a room that changes with the light throughout the day. With its generous proportions and coved ceiling detail, it offers an appealing and versatile space.





The third bedroom

A flexible room suited to a variety of uses, currently arranged as a workspace. A front facing window and coved ceiling define the space, which can easily function as a bedroom, nursery or study depending on requirements.



The bathroom

The bathroom is both practical and distinctive, featuring a panelled bath with overhead shower, pedestal basin and WC. The walls are finished with striking and characterful tiling, creating a unique and memorable feature within the home, complemented by a frosted window providing natural light and privacy.



The garden

A standout feature of the property, the south west facing garden enjoys uninterrupted views across the Severn Valley. The lawn is framed by established hedging and shrubs, creating a sense of privacy while opening out to the landscape beyond. This is a space designed to capture sunsets and changing skies, offering a setting that is both peaceful and visually impressive.





The driveway and parking

Positioned to the front, the driveway offers practical parking provision. A recently laid surface provides off road parking, enclosed by a mature hedge for privacy. The space leads to a covered entrance porch and includes side access towards the rear garden.

Location

Truro Drive occupies a particularly appealing position on the western edge of Kidderminster, backing directly onto open countryside with far-reaching views across the Severn Valley. The town itself provides a wide range of amenities including shops, supermarkets, leisure facilities, schools and colleges, while transport links are easily accessible via local bus routes and a railway station with connections to surrounding centres.

Closer to home, there is a bus stop just one street away, along with a convenient range of everyday amenities including a Nisa/Co-op convenience store, fish and chip and kebab takeaway, launderette, and a hairdressers and nail bar. Truro Drive also benefits from a well-used HETA Club serving local residents and families, as well as a children's playground within the road itself.

The nearby countryside offers excellent opportunities for walking and outdoor pursuits, all within easy reach of the property.

Services

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

Broadband: 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).

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

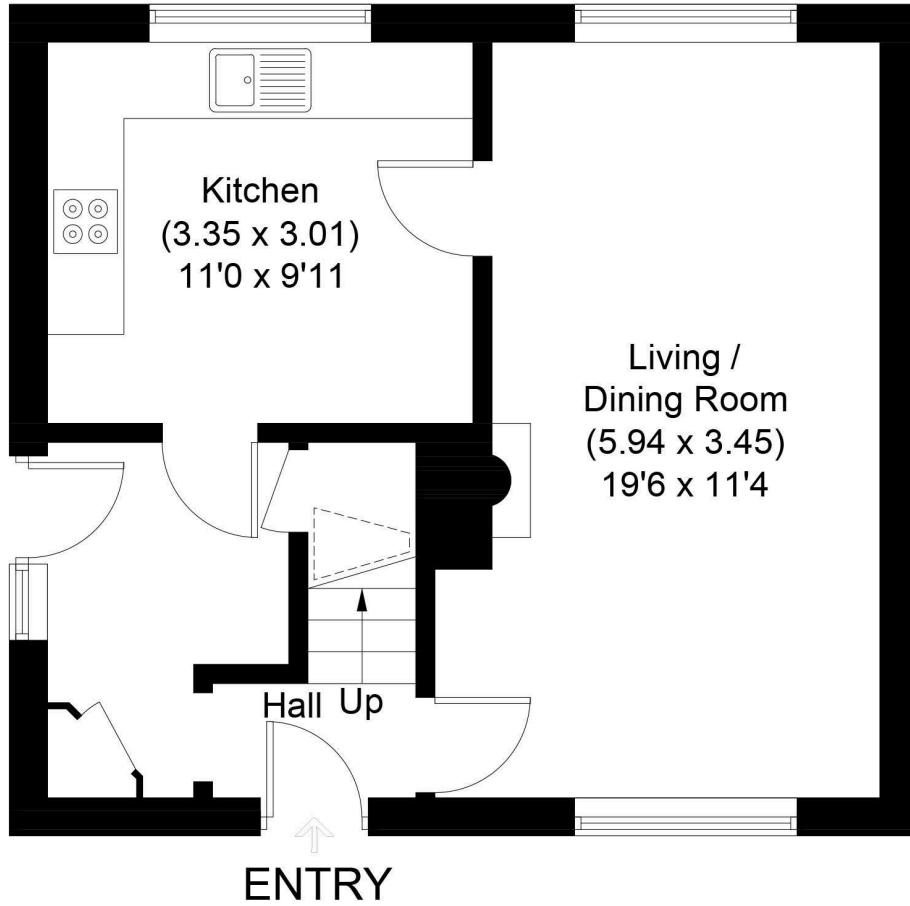
The Council Tax for this property is Band B.



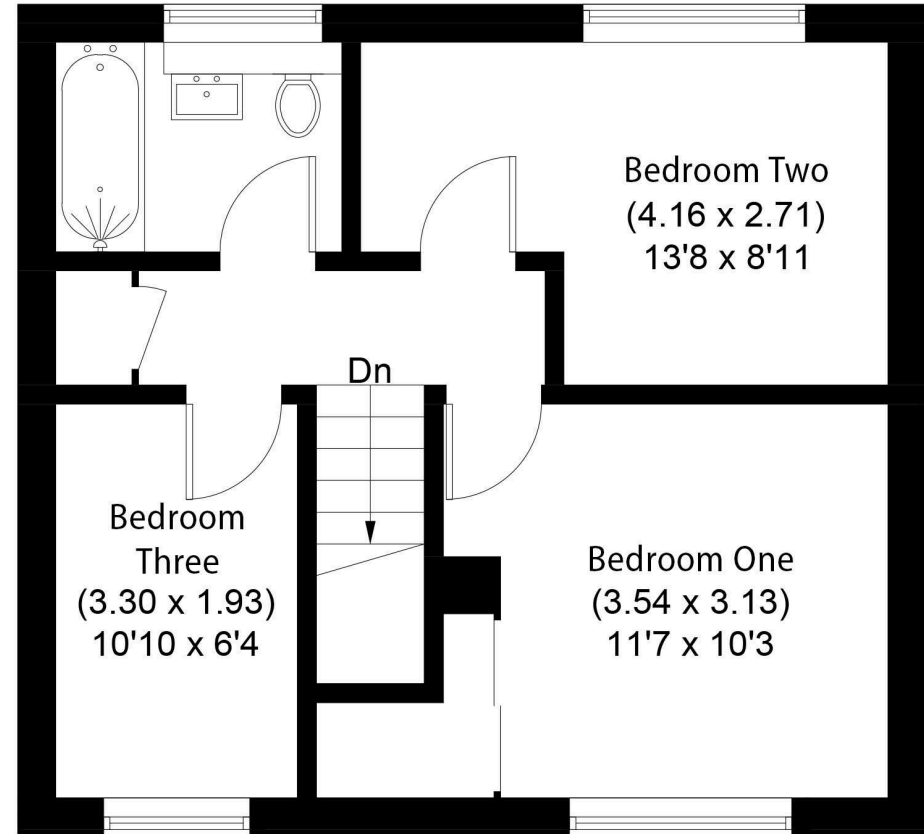


Truro Drive

Approximate Gross Internal Area
 Ground Floor = 39.2 sq m / 422 sq ft
 First Floor = 39.0 sq m / 420 sq ft
 Total = 78.2 sq m / 842 sq ft



Ground Floor



First Floor

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

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



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.



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