



13 Merton Close

Kidderminster, DY10 3AE

Andrew Grant

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4 Bedrooms 1 Bathroom 2 Reception Rooms

A well maintained family home offering flexible accommodation, a refitted kitchen, versatile ground floor bedroom and a low maintenance garden with no upward chain.

- Flexible four bedroom home offering adaptable accommodation for modern family living
- Refitted kitchen with integrated appliances and adjoining utility room
- Low maintenance rear garden with patio seating areas and two useful storage sheds
- Private driveway providing convenient off road parking to the front of the home
- Well placed for Kidderminster town centre, railway station and nearby countryside walks

Offered with no upward chain, this well maintained home provides adaptable accommodation suited to modern family life. A spacious lounge is complemented by a refitted kitchen and dining room with utility and cloakroom. The ground floor bedroom offers flexibility as additional living space or a study, while upstairs are three further bedrooms and a contemporary shower room. Outside, the low maintenance garden includes two sheds and the frontage provides off road parking.

1008 sq ft (93.6 sq m)





The kitchen and dining room

Forming the heart of the home, this generous kitchen and dining room provides an excellent space for everyday living and entertaining. Modern white cabinetry is complemented by integrated appliances including a Bosch double oven, Hotpoint five ring hob, dishwasher and fridge freezer. A door leads through to the adjoining utility room, providing additional storage and access to the garden.





The living room

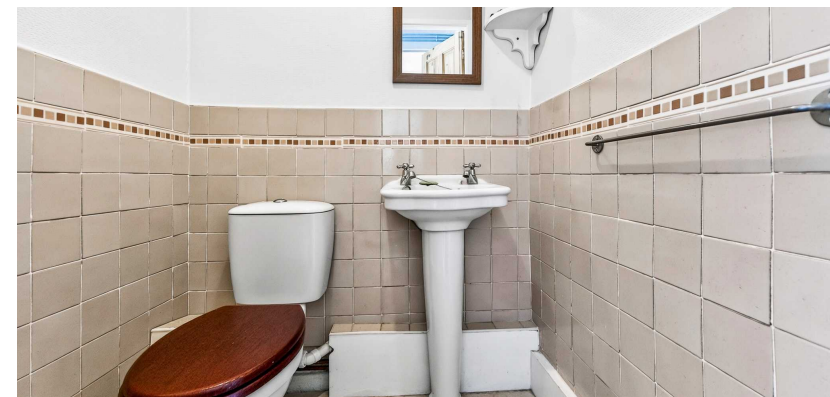
Providing a comfortable setting for relaxation, the living room offers ample space for seating alongside an attractive fireplace that creates a natural focal point. A door connects with the kitchen and dining room, providing a practical layout for everyday living while allowing each space to retain its own distinct character.





The utility and cloakroom

Supporting the kitchen, the utility is fitted with additional cabinetry and plumbing for both a washing machine and tumble dryer. Patio doors provide further access to the garden, while the adjoining cloakroom is fitted with a WC and wash basin for everyday convenience.





The primary bedroom

Designed as the principal bedroom, this generous room comfortably accommodates a double bed while retaining good circulation space. A comprehensive range of built in bedroom furniture provides excellent storage, and the proportions allow space for everyday comfort.





The second bedroom

Offering comfortable double accommodation, the second bedroom provides flexibility for family members, guests or as a home office. A well proportioned layout allows space for additional bedroom furniture, creating a practical and adaptable room.



The third bedroom

Ideal as a child's bedroom, guest room or home office, the third bedroom offers versatile accommodation to suit a variety of needs. Its practical layout provides flexibility for changing household requirements.



The shower room

Finished as a contemporary shower room, this space is fitted with a corner shower enclosure, wash basin and WC. Practical storage and wall tiling complete a functional room that serves all first floor bedrooms.



The fourth bedroom/study

Currently arranged as a study, this versatile ground floor room could equally serve as a fourth bedroom or an additional reception room if required. Its flexible position within the home allows it to adapt easily to changing household needs.



The garden

Designed for ease of maintenance, the rear garden provides attractive paved seating areas for outdoor dining and relaxation. Well enclosed boundaries create a pleasant setting, while two useful garden sheds offer practical external storage.



The driveway and parking

Providing convenient off road parking, the driveway offers space for multiple vehicles and easy access to the entrance of the home. Its smart, low maintenance finish complements the property's well presented frontage.

Location

Merton Close is situated just off Linden Avenue, approximately half a mile from Kidderminster town centre. The area offers a wide range of everyday amenities, shopping facilities, leisure opportunities and well regarded schools. The nearby railway station provides regular services towards Birmingham, Worcester and beyond, while also serving the Severn Valley Railway. Outdoor pursuits can be enjoyed at Hurcott Pools, with Wolverley village, Kingsford Country Park and extensive canal pathways also within easy reach, providing excellent opportunities for walking and 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).

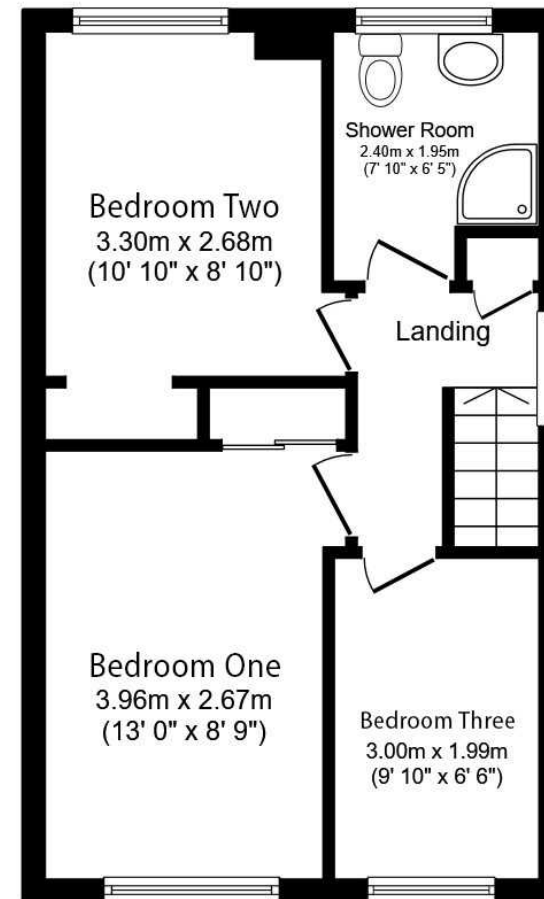
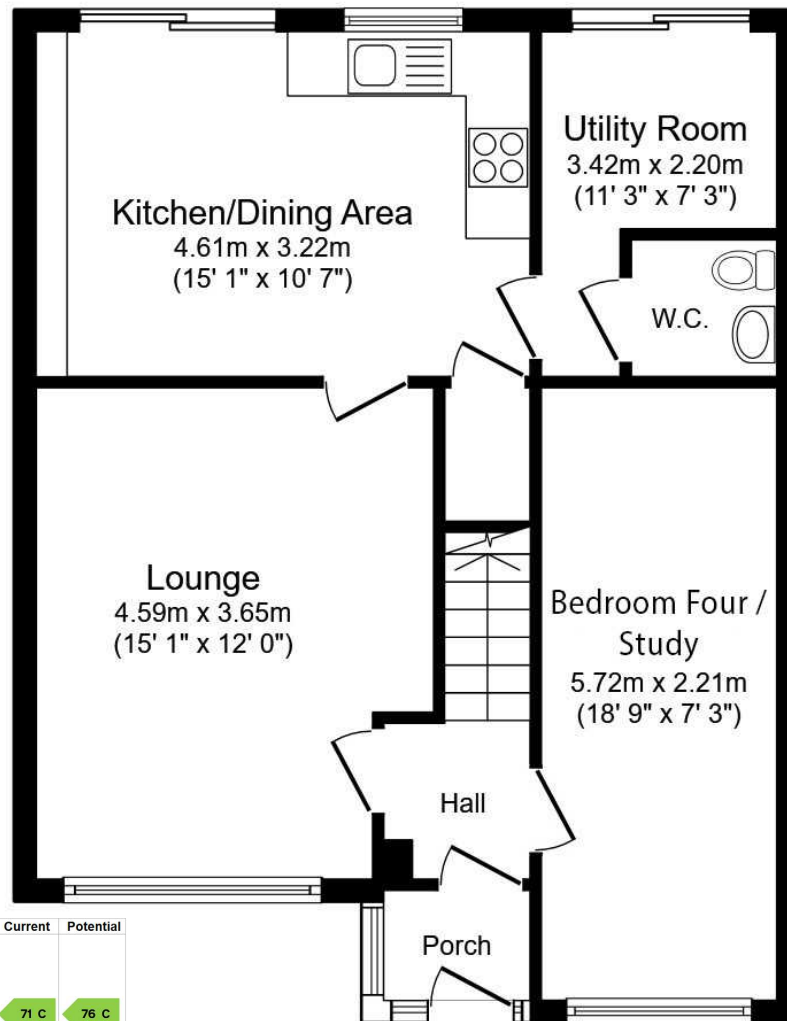
Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at a low risk of surface water flooding, rising to low risk between 2040 and 2060. The risk for river and sea flooding is very low.

Council Tax

The Council Tax for this property is Band C.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

First Floor

Total floor area 93.6 sq.m. (1,008 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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