



## 55 Husum Way

Kidderminster, DY10 3QJ

Andrew Grant

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**3 Bedrooms   1 Bathrooms   2 Reception Rooms**

A stylish family home offering outstanding kitchen/dining space, landscaped garden, flexible outbuilding, integral garage and parking in a convenient setting.

- Modern family home offering versatile living space across two floors with stylish finishes
- Impressive open-plan kitchen/dining space with island, integrated appliances, roof lights and doors to the garden
- Low-maintenance landscaped garden combining porcelain-tiled terraces with neat lawn, ornamental beds and a versatile timber outbuilding
- Generous block-paved driveway for multiple cars plus integral garage, enclosed by brick walling with gates
- Convenient Kidderminster setting close to Hurcott Pools & Woods, local amenities, schools and transport links

The Husum Way is a modern family home that has been extensively improved to offer well-balanced accommodation. The ground floor centres around a superb open-plan kitchen/dining room with island and bi-fold doors to the garden, supported by a separate living room and a useful utility/WC. Upstairs are three bedrooms and a contemporary family bathroom. Outside, the landscaped garden combines porcelain terraces, lawns and a flexible outbuilding, while the frontage features a block-paved driveway and integral garage. This home is ideally placed for enjoying Kidderminster's amenities and the natural beauty of nearby Hurcott Pools and Woods.

**1389 sq ft (129.0 sq m)**





## The kitchen and dining room

This open-plan kitchen and dining room is the social hub of the home, perfectly designed for family life. A stylish island with quartz work surface incorporates a hob and breakfast bar, complemented by shaker-style cabinetry with integrated ovens and other appliances. Roof lights and wide bi-fold doors open to the porcelain-tiled terrace, linking this space to the landscaped garden and a relaxed seating area.





## The living room

The living room offers a peaceful retreat separate from the main living areas, ideal for quieter moments or entertaining guests. Two broad front windows draw in the outlook, while wood-effect flooring and contemporary ceiling lights add a stylish finish. A doorway leads back to the central hall and through to the open-plan kitchen, balancing sociable flow with privacy.





## The utility and WC

Tucked off the kitchen, the utility and WC provide practical support for the household. A section of granite-effect work surface sits above spaces for the washing machine and tumble dryer, while an adjacent cloakroom contains a pedestal wash basin and WC. This area keeps laundry tasks discreet and offers an easily accessible ground-floor convenience.



## The primary bedroom

Occupying the front of the first floor, the primary bedroom is a generous double retreat. A wall of fitted wardrobes with mirrored sliding doors and clever built-in drawer storage beneath the dormer window maximise floor space. Downlighters add a sleek finish and the angled ceiling creates a cosy feel.





## The second bedroom

The second bedroom provides another comfortable double room, thoughtfully fitted with generous wardrobes and drawer units framing a media recess. The design keeps the floor clear for play or study while a front-facing window gives a pleasant outlook. This versatile room is ideal for children, guests or as a home office.



## The third bedroom

The third bedroom is a charming single room tucked beneath the eaves. A dormer window with deep sill provides an outlook and useful display space, while a tall fitted wardrobe offers storage. This room lends itself well to a child's bedroom or a quiet study.



## The office and summer house

The timber outbuilding provides a flexible space, ideal as an office, studio or summer house. Glazed double doors and side windows invite an outlook over the garden, while durable wood-effect flooring ensures easy maintenance. A separate internal store is tucked away to the rear, making this garden room a versatile extension of the living accommodation.



## The bathroom

The family bathroom is presented in a contemporary style with neutral tiling and a mosaic border. A panelled bath sits alongside a separate glazed shower enclosure, complemented by a modern vanity basin and close-coupled WC. An obscured window brings in daylight and ventilation while a built-in shelf provides space for toiletries.



## The garden

The garden has been landscaped for low maintenance and outdoor enjoyment, combining porcelain-tiled terraces with neat lawn. A broad patio runs along the rear and side of the home, providing ample space for seating and dining beside a raised stone feature and planted borders. Evergreen hedging and timber fencing define the boundary, while a second lawn area and timber garden shed offer additional space for play or storage.





## The driveway and parking

At the front of the home, a generous block-paved driveway provides parking for several vehicles and leads to an integral garage. Decorative brick walling with wrought-iron railings and gates frames the boundary, with a pedestrian gate offering access to the front door and a side gate to the garden. A small strip of lawn softens the frontage and enhances kerb appeal.

## Location

Kidderminster is a thriving market town with a wealth of everyday amenities including supermarkets, independent shops, cafés and leisure facilities. The area is served by a selection of well-regarded schools for all ages and a rail station offering regular services to Worcester, Birmingham and beyond. Excellent road links connect to nearby towns and the wider Midlands region. This location is particularly notable for the close proximity of beautiful Hurcott Pools and Woods, a stunning 50-acre reserve teeming with bird life and home to special flora and fauna. Many trails lead through the woods and around the pools, ideal for relaxing walks with the dog or settling down for a family picnic. Local bus routes and footpaths make everyday journeys easy.

## 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, 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 very low risk for river and surface water flooding.

## Council Tax

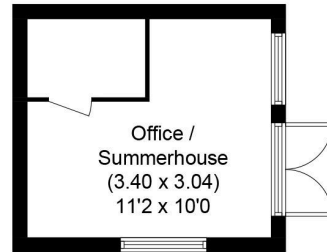
The Council Tax for this property is Band C.



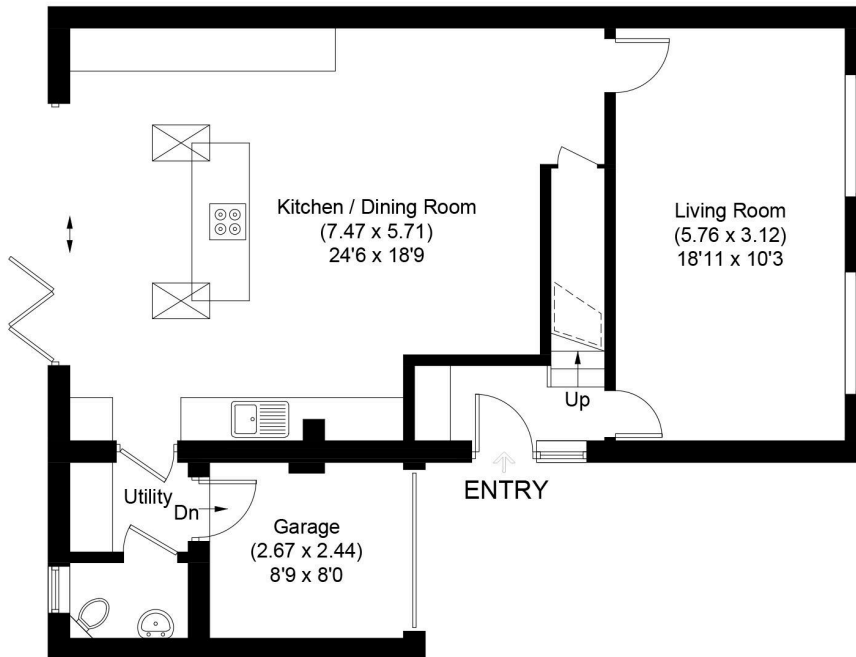
# Husum Way

Approximate Gross Internal Area  
 Ground Floor = 75.6 sq m / 814 sq ft  
 (Including Garage)  
 First Floor = 43.0 sq m / 463 sq ft  
 Outbuilding = 10.4 sq m / 112 sq ft  
 Total = 129.0 sq m / 1389 sq ft

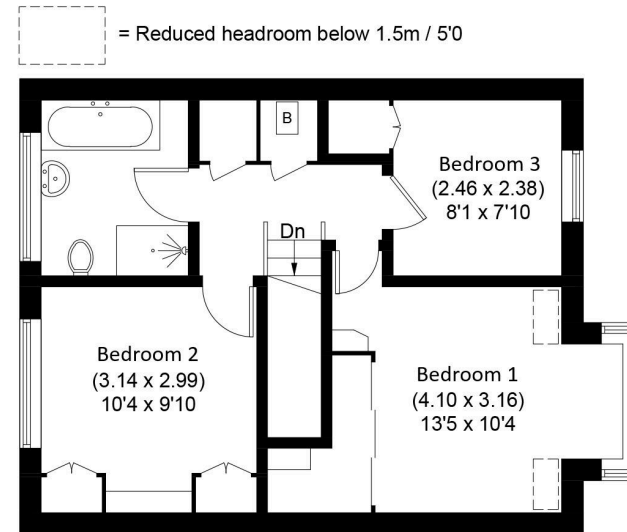
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



(Not Shown In Actual Location / Orientation)  
**Outbuilding**



**Ground Floor**



**First Floor**

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



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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