



'Pippins', 26a Imperial Avenue

KIDDERMINSTER, WORCESTERSHIRE DY10 2RA

David Jones
The **North Worcestershire** Property Expert





'Pippins' is a surprising and deceptively spacious detached dormer bungalow, nicely situated at the end of this desirable tree-lined cul-de-sac, within easy reach of the town yet enjoying a delightful setting within a leafy and secluded 0.3 acre plot which is not at all overlooked.

Property at a glance

To the left hand side of the property there is considerable space for an extension or additional parking provision, though there is already plenty of space for several vehicles on the tarmac forecourt and adjacent driveway in front of the integral tandem double garage.

There are also two basement rooms (one with a window) having independent access at the rear, which could potentially be converted for use as a home office/ gym.

The ground floor accommodation includes an entrance porch and long central hallway, with two well-proportioned double bedrooms to the front, one currently used as an office.

The principal bathroom has a tiled floor, chrome heated towel rail and suite comprising panelled bath, corner shower cubicle and vanity unit with integral wc & hand basin.

To the rear of the property there is a spacious dual aspect lounge/ dining room, with wood-effect flooring, ample space for a dining table & chairs and a large picture window overlooking the garden.





The kitchen is fitted with a range of beech wall & base cabinets, including integral electric double oven, four-ring gas hob, steel canopy hood, fridge, freezer and under-counter space for freestanding washing machine, tumble dryer and dishwasher.

To the first floor there is a landing room leading through to the master bedroom which has under-eaves in-built wardrobes to either side plus an en-suite shower room featuring wood-effect vinyl flooring, a wall mounted toiletries cabinet and suite comprising corner cubicle with mixer shower, pedestal hand basin & wc.

One of the stand-out features of 'Pippins' is the excellent outdoor entertaining space, accessed from the kitchen onto a glass-screened balcony which wraps around, returning to the left hand side of the property. From this balcony a flight of steps leads down to a splendid 24' x 16' composite-decked patio terrace, also with glass screening looking over the rear lawns.

Interestingly, french doors open out onto this patio from the rear of the integral tandem garage, which is of an excellent size (33'4" x 11'5") with motorised entrance door. The garage could potentially be converted to provide annexe accommodation with the benefit of direct access to the rear garden, subject of course to the necessary planning consent.

From the decked patio there is also access to a lower patio area with built-in perimeter seating, ideal for gatherings around a fire pit or barbecue. An external door here gives access to the basement area.

The gardens also include a large timber garden shed and a 20' metal shipping container, with power supply and anti-condensation treatment, providing an exceptional storage facility.



The Seller's View

“Once you step into Pippins and its gardens, you could quite easily believe you were in the countryside rather than a town. The property enjoys an especially private setting at the head of a quiet cul-de-sac, with part of the adjoining woodland included, creating a peaceful, secluded environment that has been a joy to come home to for over ten years.

One of the things we have loved most is the flexibility the property offers. The generous plot, extensive driveway and oversized double garage have easily accommodated up to twelve vehicles, while still leaving plenty of outdoor space to enjoy. The large garden and woodland provide endless opportunities for relaxation, entertaining and family life.

The privacy is second to none, yet there is a genuine sense of community, with wonderful neighbours. We have to say Pippins has been a truly special home.”



“Perfect for relaxation, entertaining and family life.....”

Tenure:
Freehold

Local Authority:
Wyre Forest District Council

Council Tax:
Band D

Services:
Mains gas, electricity, water & drainage are all connected

Heating:
Gas-fired central heating

Glazing:
Upvc double glazing

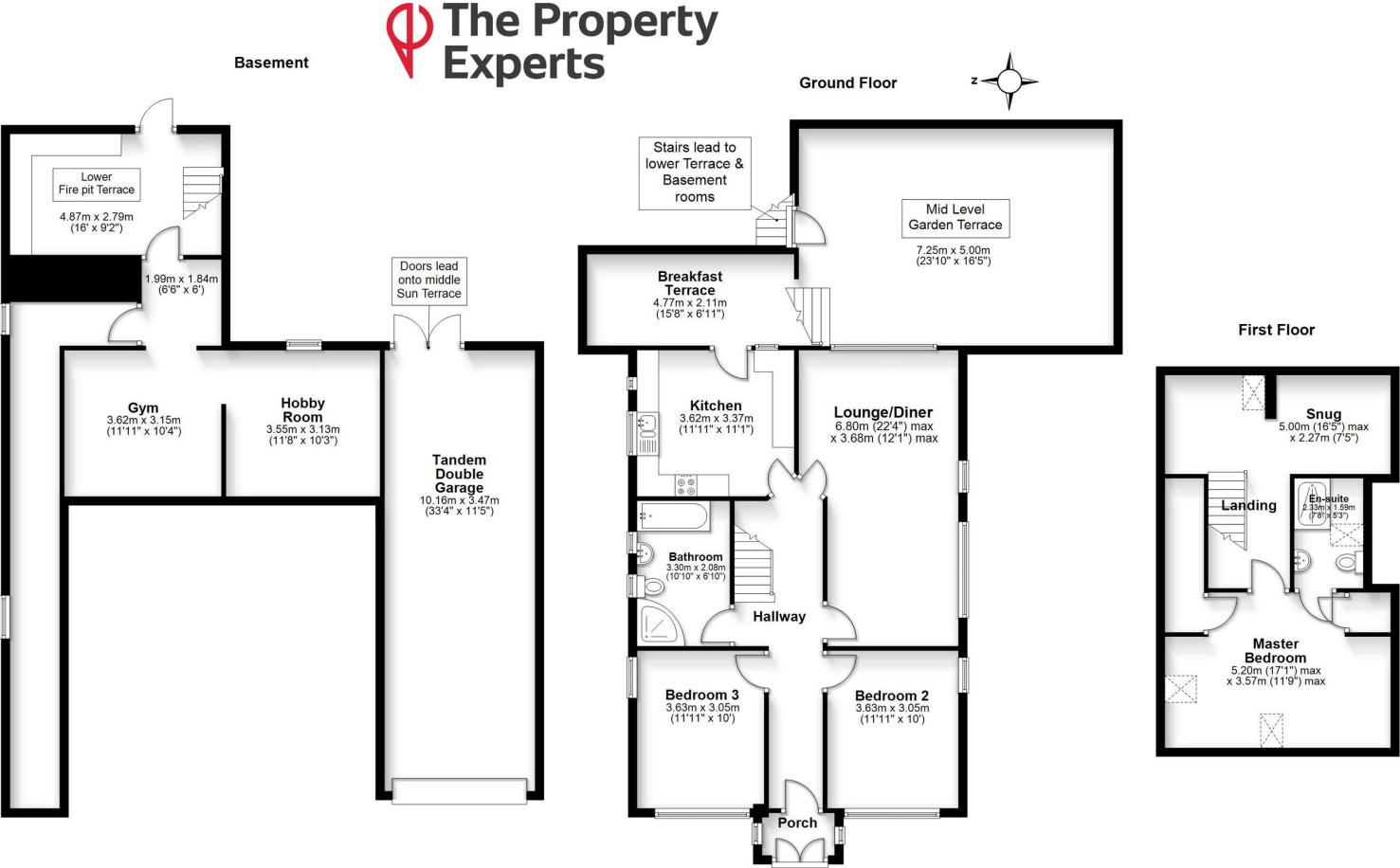
Mobile:
Good outdoor and in home (Ofcom)

Broadband:
Ultrafast broadband is available in this location (Ofcom)

Estate Agent Contact Details
David Jones 01562 546606/ 07958 915717
david.jones@thepropertyexperts.co.uk

Amenities/Distances

- Local Convenience Store 0.3 mile
- Holy Trinity School 0.5 mile
- Kidderminster Railway Station 1.2 miles
- Kidderminster Town Centre 1.2 miles
- Kidderminster Hospital 2 miles
- Motorway (M5 j4) 10 miles
- Worcester City Centre 16 miles
- Birmingham City Centre 17 miles
- Birmingham Airport 30 miles



AGENTS NOTES
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

About the **Area**

Kidderminster

The largest of the three towns in the Wyre Forest District of North Worcestershire, Kidderminster lies 17 miles south-west of Birmingham and 15 miles north of Worcester, with a main railway line connecting to both of these cities.

As the main retail hub of the district, Kidderminster has a number of shopping centres including the Swan Centre, the Rowland Hill Centre, Crossley Retail Park and Weaver's Wharf Retail Park which is set around the beautifully restored Slingfield Mill.

The River Stour and Staffordshire & Worcestershire Canal both run through the town centre on their way to join the River Sever at Stourport, with much of the recent redevelopment of the town centre quite rightly recognising the value of these waterways and increasing their prominence, such as at Riverside Walk next to Weavers Wharf, where a number of pavement cafés, restaurants and bars sit alongside the riverbank.

Local attractions include the restored Severn Valley Railway running between Kidderminster and Bridgnorth, and the West Midlands Safari Park close to the Georgian riverside town of Bewdley.

Worcestershire

A county of changing landscapes where you can easily escape to the country whilst remaining within easy travelling distance of Birmingham and the West Midlands conurbation, with good access to the motorway network. North of Worcester the River Sever meanders on towards the Wyre Forest and Severn Valley, where the north-west tip of the county gives way to rural Shropshire amidst the most glorious and unspoilt countryside.



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📞 01562 546606

🌐 thepropertyexperts.co.uk

✉ david.jones@thepropertyexperts.co.uk

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 - Trained in negotiation to extract the highest offer from buyers
 - Resulting in the maximum price for the seller and a smooth transaction
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“We would like to say how much we have appreciated your tireless work on our behalf. It is becoming a rarity to find someone who is so diligent, professional and compassionate. We will recommend you to anyone looking for a fabulous estate agent.”

Mr B Gittins



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