



## 13 Summer Place

Kidderminster, DY11 6QH

Andrew Grant

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**3 Bedrooms   1 Bathroom   2 Reception Rooms**

Characterful corner plot period home in Blakebrook with three double bedrooms, two living rooms, two gardens, parking and detached garage

- Versatile three storey period home on a corner plot with cellar
- Bay fronted sitting room with wood burning stove and herringbone floored dining room
- Main garden with patio, lawn and pergola and a second area over the lane
- Rear lane provides parking for two cars and access to a detached garage
- Highly regarded Blakebrook area with convenient access to schools, shops and countryside around Kidderminster

Occupying a corner plot in the sought after Blakebrook area, this characterful three storey home offers versatile accommodation. Two reception rooms, a refitted galley kitchen and a useful cellar occupy the ground floor while three generous double bedrooms and a spacious family bathroom are arranged across the upper levels. Outside there are two garden areas including a patio and pergola, alongside parking for two cars and a detached garage approached from the rear lane.

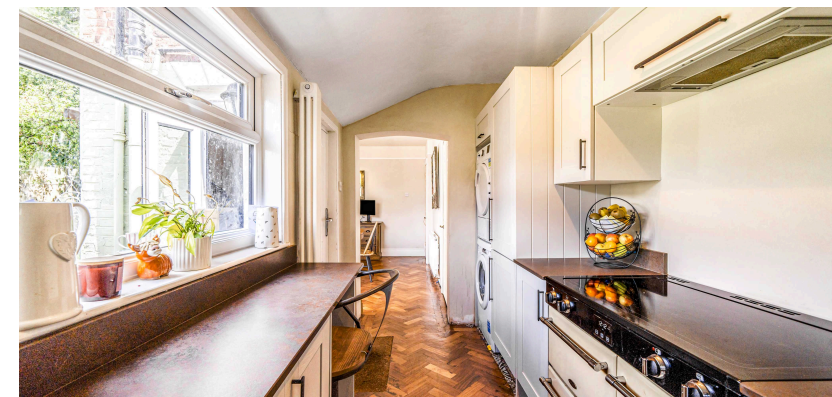
**1306 sq ft (121.3 sq m)**





## The kitchen

At the rear of the ground floor, the galley style kitchen provides a practical hub for family life. Shaker style cabinets and dark worktops include space for a range style cooker with extractor, integrated appliances and a breakfast bar for casual dining. Herringbone flooring ties the kitchen to the dining room, while dual aspect windows and a stable style door offer views and access to the garden.





## The living room

Facing the front of the house, the sitting room is designed for relaxing and conversation. A bay window with plantation shutters frames the outlook over the front garden, while a rustic timber mantel surrounds a wood burning stove set on a slate hearth. Built in alcove cupboards and picture rails add character, and a door opens back to the entrance hall.



## The dining room

Positioned between the sitting room and kitchen, the dining room is equally well suited to family suppers and celebrations. Warm herringbone flooring flows through to the kitchen, and French doors open onto the rear patio for effortless access to the garden. The generous proportions allow space for a large table and additional furniture.



## The primary bedroom

Occupying the top floor, the primary bedroom enjoys generous dimensions and built in wardrobes flanking the bed together with further storage over. A large front facing window overlooks the tree lined avenue, and a loft hatch provides access to additional storage. The room easily accommodates a double bed alongside wardrobes and drawers.



## The second bedroom

Situated on the first floor, the second bedroom could equally serve as the principal sleeping space. A bay window with plantation shutters offers a pleasant outlook across the front, while the generous floor area gives plenty of room for a large bed and additional furniture. High ceilings and picture rails add to the sense of character.



## The third bedroom

Set on the second floor at the rear, the third double bedroom offers a peaceful haven with views over the garden. A casement window fills the room with light and a sloping ceiling provides cosy character. There is a recessed area for hanging clothes and enough floor space for a double bed or home office setup.



## The bathroom

Located on the first floor, the spacious family bathroom is fitted with a modern white suite. A P-shaped bath with curved shower screen sits alongside a low level WC and pedestal wash basin. Attractive tiling and a wide frosted window enhance the sense of space and brightness, while a large storage cupboard keeps toiletries neatly organised.



## The garden

The property benefits from two distinct garden areas. The main rear garden wraps around the house, combining a paved patio with a lawn edged by mature borders and a pergola that creates a sheltered spot for alfresco dining. Across the rear access lane lies a second garden, providing extra outdoor space for play or cultivation, all enclosed by fencing and hedging.

## Location

Blakebrook is a traditional Kidderminster neighbourhood noted for its period architecture and tree lined streets. This corner plot home enjoys a leafy outlook over a small green and sits within walking distance of Kidderminster's shops, cafes and everyday amenities. Families will find schools close by and there are road and rail links providing connections to Worcester, Birmingham and beyond. Recreational opportunities abound with nearby parks, nature reserves and canal towpaths offering plenty of space for walking, cycling and outdoor pursuits.

## 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 Three, EE, O2 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.



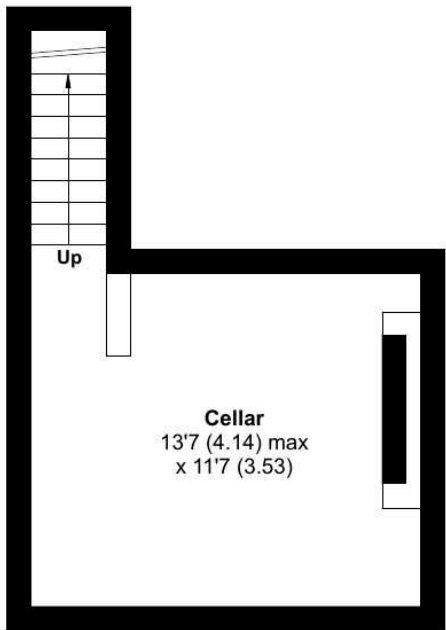
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Approximate Area = 1306 sq ft / 121.3 sq m

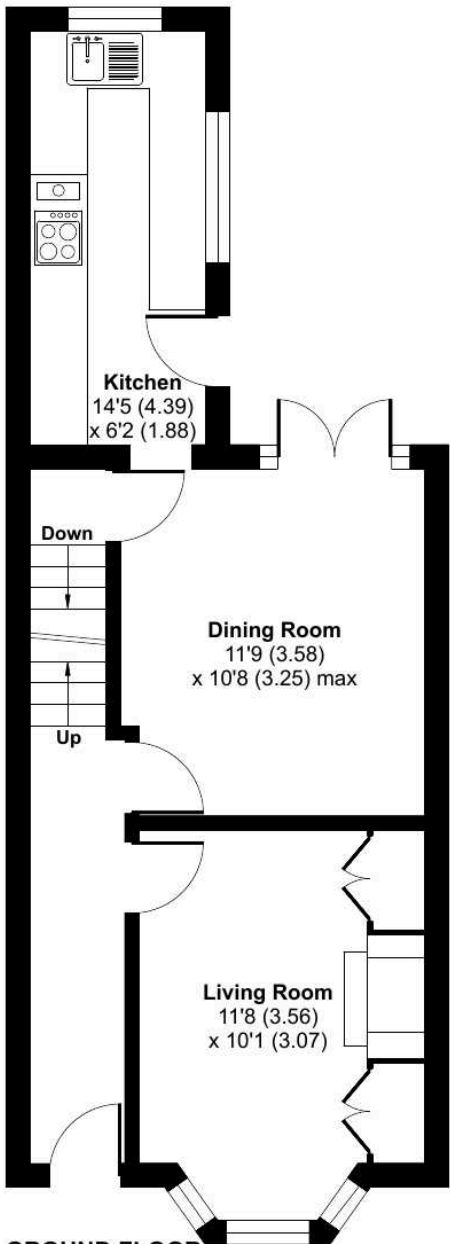
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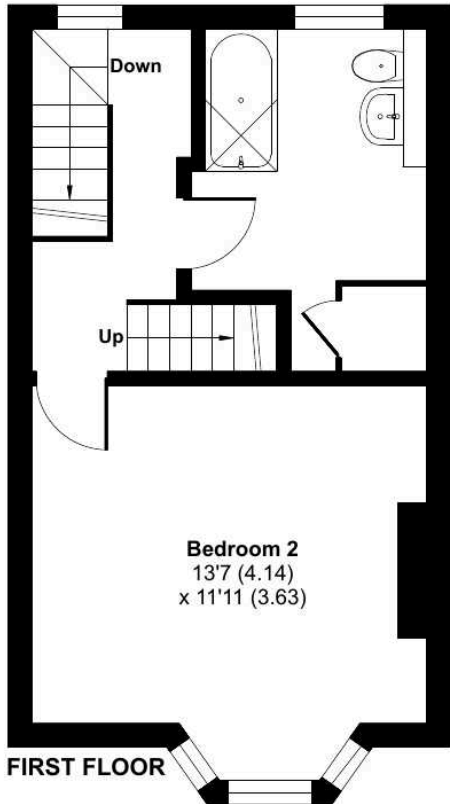
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	75 C
39-54	E		
21-38	F		
1-20	G		



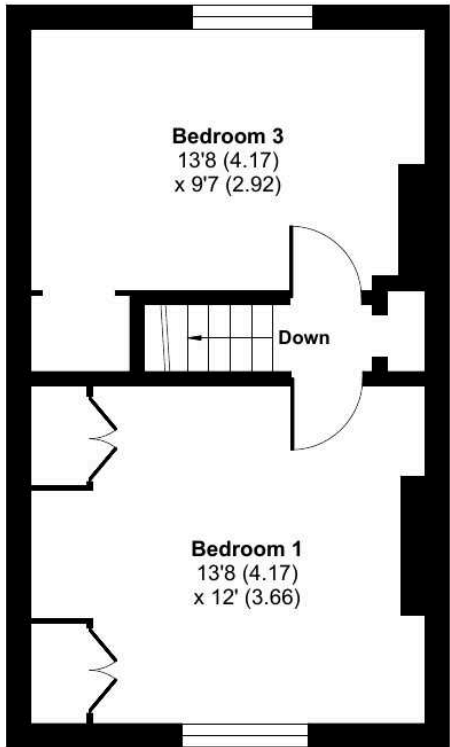
CELLAR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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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