



16 Silver Birch Court,

OLDNALL ROAD, KIDDERMINSTER DY10 3HD

David Jones
The **North Worcestershire** Property Expert





A smartly presented first floor apartment in this gated development in one of Kidderminster's most sought after addresses. Available with no onwards chain!

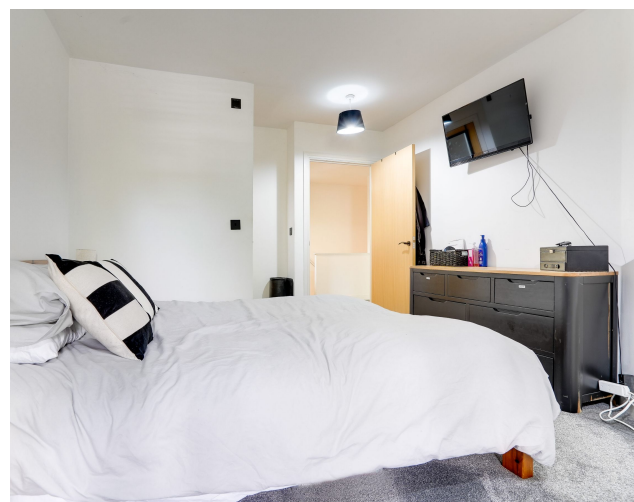
Property at a glance

Situated towards the head of of this attractive leafy address and set back behind elegant iron gates, this residence forms part of an exclusive collection of individual apartments.

Enjoying a peaceful and private setting, the development is conveniently positioned close to Kidderminster Golf Club, while Kidderminster train station is just moments away, proving an ideal setting for both leisure seekers and commuters alike.

This smartly presented first floor apartment has the benefit of a designated parking space plus its own front door which leads up to the accommodation.

The fully appointed kitchen comprises tiled flooring which is beautifully matched with a sleek range of grey wall and base cabinets with complementary work surfaces. Integral appliances include a 4-ring gas hob with twin oven and grill with extractor hood 'Hotpoint' washing machine, dishwasher and fridge freezer.





Just off the hallway is the principal shower room, beautifully appointed with attractive floor and wall tiling throughout. It features a walk-in double-width shower enclosure with glass panelling, a handheld mixer shower and separate rainfall shower head above. Completing the suite is a chrome heated towel rail, low-level WC, pedestal wash hand basin with a mirrored cabinet above.

There are two nicely proportioned double bedrooms, with a modern fitted en-suite shower room to the master, whilst there are integral wardrobes to the second bedroom.

The fabulous living room to the rear of the property provides a superb space in which to relax and unwind, measuring almost 17ft max, while also offering ample room for a dining table and chairs, creating an ideal setting for both everyday living and entertaining. Enhancing the contemporary feel, each room benefits from stylish fitted shutter blinds.

To the rear of the property are the beautifully established wrap-around communal gardens, bordered by mature conifer hedging and enhanced by a variety of planting and shrubs. Thoughtfully designed with seating areas and an attractive gazebo, this idyllic outdoor space provides the perfect setting to relax and unwind, while also offering a wonderful place to socialise with neighbours and guests.



"A smartly presented first floor apartment in this gated development in one of Kidderminster's most sought after addresses...."

The Seller's View

"One of the main reasons I bought this apartment was because I already knew Silver Birch Court, so as soon as it came onto the market, I knew it was where I wanted to be.

The development offers a rare combination of peace, privacy and security, tucked away behind electric gates with a genuine sense of community and friendly neighbours.

I've also really appreciated that the freehold management company is run by residents who take great pride in maintaining the development.

Above all, it's always felt like a safe, welcoming and peaceful place to come home to...."



"Discreetly Tucked Away Behind Iron Gates," Offering A Rare Combination Of Peace, Privacy & Security..."

Tenure

Tenure is leasehold for a period of 155 years commencing 1 January 2003, therefore with 132 years currently remaining.

A ground rent of £170pa and a service charge of £2232.84 are both currently payable to the residents' own management company, Silver Birch Community Management Ltd, in twice-yearly instalments.

Please be aware that pets are not permitted at Silver Birch Court

Services

Mains gas, electricity, water & drainage are all connected, whilst the central heating is served by a modern Worcester Bosch boiler.

Local Authority

Council Tax Is Payable to Wyre Forest District Council, rated as band D.

Glazing UPVC double glazing

Estate Agent Contact Details

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Amenities/Distances

Kidderminster Golf Club 0.3 mile

Holy Trinity School 1.4 miles

Kidderminster Railway Station 1.0 mile

Kidderminster Town Centre 1.9 miles

Kidderminster Hospital 2.7 miles

Motorway (M5 j4) 11 miles

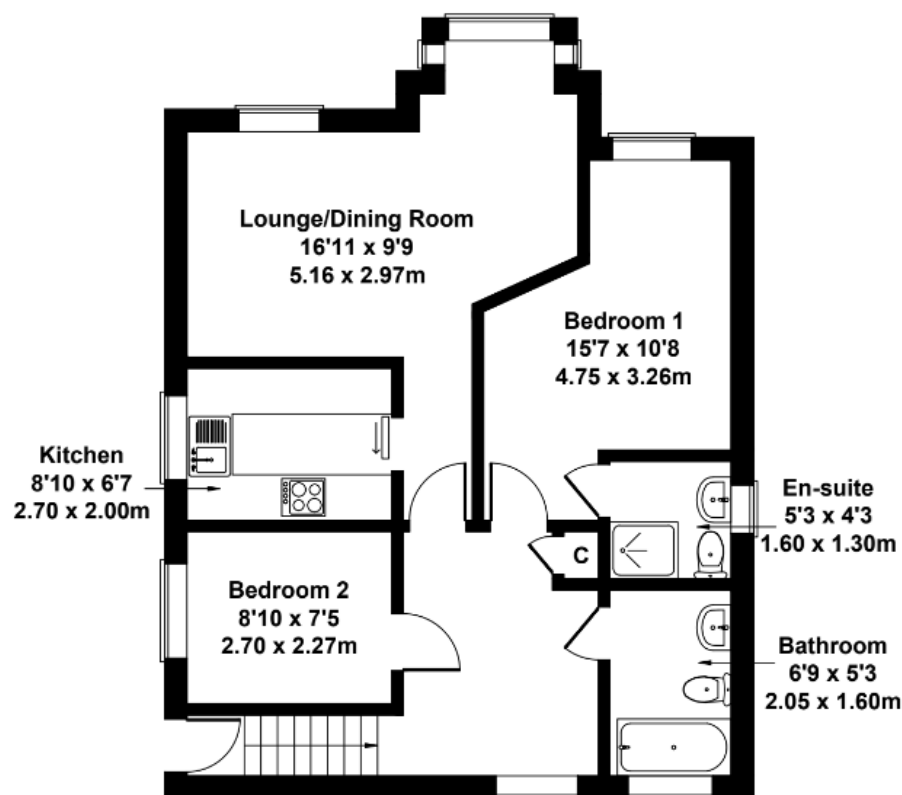
Worcester City Centre 14 miles

Birmingham City Centre 17 miles

Birmingham Airport 32 miles

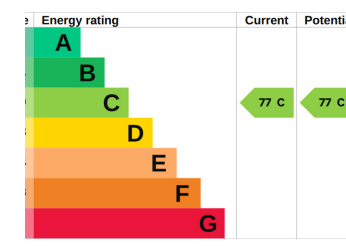


Approximate Gross Internal Area
667 sq ft - 62 sq m



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.



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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“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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