



Connells

Hillgrove Crescent
Kidderminster

Hillgrove Crescent Kidderminster DY10 3AR

for sale offers over
£700,000



Property Description

An impressively spacious and detached family home boasting independent living areas and fantastic rooms throughout. Set back from the main row of houses, surrounded with established trees and shrubbery for privacy in a quiet and residential area of Kidderminster, with commuting routes including the A448, A449, and Kidderminster Train Station near-by providing easy access to surrounding areas. Local schooling including King Charles I School and Sixth Form within walking distance and Comberton Primary School less than 1 mile away. On approach, a long driveway leads to a private driveway offering plenty of space for vehicles, access to the main property, annexe and garage. Stepping into the main property, the hallway branches off to a spacious lounge, dining room with a log burner, fitted kitchen with an open-plan diner and a utility room with a WC. To the first floor, you will find a master bedroom with en-suite, three further bedrooms and a bathroom. The annexe area of the property is located on the first floor and offers a fitted kitchen with appliances and plumbing, a lounge area and a bedroom. To the second floor, you will find a large bedroom with a walk-in dressing room and a shower room. Externally, Hillgrove Crescent boasts an impressively sized garden with lawn and patio areas and established trees and greenery, providing a great outdoor space without being overlooked.

Agents Notes

*Please note that an AML fee is chargeable to

the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.*

Front Elevation

Long driveway opening up to a large area for parking, garage access and rear garden access. Doors into the main property and the annexe area.

Entrance Hall

Offering solid wood flooring, ceiling light point, a radiator and stairs up to the first floor.

Dining Room

Offering solid wood flooring, ceiling and wall lighting, three radiators, a double glazed window to the front and a window and door to the side.

Lounge

Boasting a log burner with a slate hearth, solid wood flooring, ceiling light point, a radiator, a double glazed window to the side and French doors to the rear opening out to the garden.

Kitchen

Spacious and fitted kitchen boasting a range of wall and base units and ample work surface space. Inset sink and drainer unit, integrated electric hob, oven and grill, and space for a freestanding fridge and freezer. Solid wood flooring, ceiling spotlights and double glazed windows to the front and side.

Dining Area

Open-plan to the kitchen with ample space for furniture, built-in storage, solid wood flooring, ceiling spotlights and a radiator. Double glazed window to the rear.

Utility Room

Offering an additional sink unit, plumbing for a washing machine and space for a tumble dryer. Solid wood flooring, ceiling light point, a boiler cupboard and a door to the rear.

Ground Floor Wc

Comprising a wash hand basin and WC, ceiling light point and a double glazed window to the front.

First Floor Landing

Stairs up from the entrance hall onto a spacious gallery landing with a beamed ceiling, fitted carpet, ceiling light points and a radiator. Stairs up to the second floor.

Master Bedroom

Spacious room boasting built-in, sliding front wardrobes, fitted carpet, ceiling light point and a radiator. Double glazed bow window to the

front.

En-Suite

Hidden within the fitted wardrobes, a door leads into this spacious en-suite offering a wash hand basin, WC and a walk-in shower cubicle with a glass door. Tiled walls and flooring, ceiling spotlights, a radiator and a double glazed bay window to the side.

Bedroom Two

Spacious bedroom offering fitted carpet, ceiling light point, a radiator and a door into the rear corridor.

Bedroom Five

Spacious bedroom offering fitted carpet, two ceiling light points, a radiator and double glazed windows to the side and rear. A door leads into the rear corridor.

Bedroom Six

Offering fitted carpet, ceiling light point, a radiator and a double glazed window to the front.

Bathroom

Comprising a wash hand basin with storage, low flush WC, a panelled bathtub and a separate walk-in shower cubicle. Tiled walls and flooring, ceiling spotlights, a radiator and double glazed windows to the front.

Second Floor









Ground Floor



First Floor



Second Floor

Total floor area 330.6 m² (3,559 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

Connells

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EPC Rating: D Council Tax
Band: G

Tenure: Freehold

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