



# 12 The Avenue

SUMMERFIELD, HARTLEBURY, WORCESTERSHIRE DY11 7RH

**David Jones**  
The **North Worcestershire** Property Expert





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**Tucked away in a pleasant cul-de-sac position in this semi-rural area between Kidderminster & Hartlebury, this modern three bedroom detached property is available with no upward chain.**

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**Property at a glance**

- \* Modern detached house
- \* Three bedrooms
- \* Master bedroom with fitted furniture
- \* Bathroom with shower over bath
- \* Spacious 17' x 12' Lounge
- \* Rear Conservatory
- \* Kitchen to include freestanding appliances
- \* Parking for up to 3 cars
- \* No upward chain
- \* EPC rating D





Benefiting from upvc double glazing and gas central heating, the house has a porch entrance to the front, leading through the hallway to a spacious full width rear lounge (17'6" x 12'2") featuring a real flame coal effect gas fire in Adam-style surround with marble hearth and windows to either side of the room.

Double doors then lead through from the lounge into a rear conservatory, with central heating radiator, tiled floor and double doors opening out to the garden patio.

The kitchen has a range of cream wall & base cabinets with wall-mounted Worcester gas-fired boiler and a range of freestanding appliances to include electric oven with ceramic hob, washing machine and under-counter fridge.

To the first floor the master bedroom has a full length range of fitted furniture to include wardrobes, chest of drawers & dressing table.

There are two further bedrooms plus a bathroom with suite comprising wc, pedestal hand basin and panelled bath with electric shower unit above.

Outside, to the left side of the house is a gravel/ tarmac parking space for up to three cars, as well as gated access to the west-facing rear garden.

Laid out with a large paved patio and neat level lawn, the rear garden has a part-walled boundary and further gateway to the right hand side, also benefiting from external power points.

*“The Avenue is situated within the parish of Hartlebury, the village itself being about 2 miles away, where you'll find a primary school, post office, church, two pubs and a railway station”*



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## The Seller's View

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*"We moved to 12 The Avenue in 2004 because we loved the tranquil setting the cul-de-sac offered combined with the close proximity to both Kidderminster and Stourport.*

*Having great neighbours is a real bonus which created a secure and friendly environment. The garden is low maintenance and west facing meaning that on a sunny day you can sit on the patio until the early evening. The house is modern, light, cosy and requires little maintenance.*

*As a keen fisherman, having access to numerous excellent fishing pools and rivers is a real bonus and there are many within a 20-minute drive.*

*We found a great lifestyle balance at The Avenue, quiet living but only a few minutes by car from excellent town facilities and amenities, whilst the 2-minute walk to a quiet country style pub is perfect for a relaxing evening."*



*"The garden and conservatory both have a west-facing aspect, enjoying sunshine until the early evening....."*

**Tenure:**

Freehold

**Local Authority:**

Wychavon District Council

**Council Tax:**

Band C

**Services:**

Mains gas, electricity, water &amp; drainage

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

Good outdoors (Ofcom)

**Estate Agent Contact Details:**

David Jones 01562 546606/ 07958 915717

david.jones@thepropertyexperts.co.uk

**Amenities/Distances**

Mare &amp; Colt Pub/ Restaurant 0.2 mile

Hartlebury C of E Primary School 1.9 miles

Hartlebury Train Station 2.3 miles

Kidderminster Train Station 2.3 miles

Kidderminster (Retail Parks) 3 miles

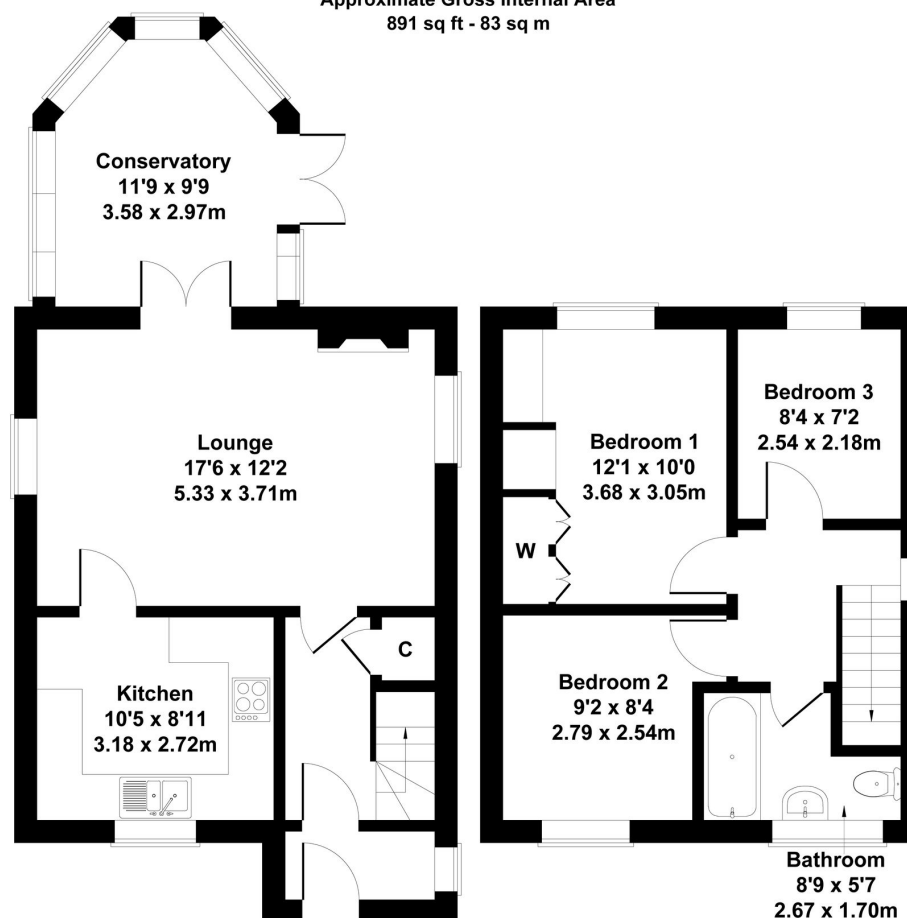
Stourport-on-Severn 3.2 miles

Worcester City Centre 12 miles

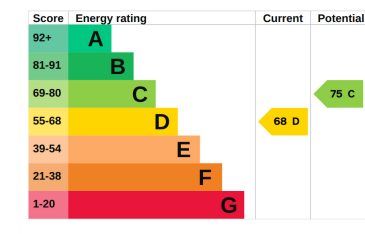
Motorway M5 j6 13 miles

Birmingham City Centre 18 miles

Birmingham Airport 26 miles

**12 The Avenue, Summerfield**Approximate Gross Internal Area  
891 sq ft - 83 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.



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# About the **Area**

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## Summerfield

The settlement of Summerfield is situated within the parish of Hartlebury, the village itself (pictured right) being about 2 miles away with amenities including a village primary school, post office, church, two pubs and a railway station with regular services between Worcester & Birmingham.

Closer to home, the Mare & Colt pub/ restaurant is only five minute walk away from the property, offering a good selection of food & drink with garden

The nearby town of Kidderminster (bottom left & right) is easily accessible by car just a few minutes away, with a wider range of amenities including larger supermarket stores, retail parks, hospital, banks, college and railway station.

The famous Severn Valley steam railway line begins at Kidderminster, passing the West Midlands Safari Park and the Georgian riverside town of Bewdley before following the River Severn through the most glorious unspoiled countryside up to Bridgnorth.

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## 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 Severn 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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