



12 Albrighton Drive

KIDDERMINSTER, WORCESTERSHIRE DY10 2NX

David Jones
The **North Worcestershire** Property Expert





A modern three bedroom semi-detached property situated on the desirable Weavers Chase development close to Hurcott Woods and Broadwaters Park, available with no upward chain.

Property at a glance

This smart three bedroom semi-detached house was built by Miller Homes in 2019, forming part of this sought after development on the corner of Hurcott Lane & Stourbridge Road, on the Stourbridge side of Kidderminster.

Very few of these homes have ever come to the market since new, but No.12 is now available with the further benefit of no upward chain, providing a great opportunity for first time buyers or young families.

The location is ideal for commuters to Stourbridge and other regional commercial centres, whilst being enviably situated within walking distance of the nearby Broadwaters Park and Hurcott Pools & Wood Nature Reserve, ideal for dog walkers.





With a block-paved double length driveway to the side, the front entrance door opens into a hallway with wood effect flooring extending through to a guest cloakroom fitted with a wc & hand basin.

The kitchen also features wood effect flooring together with a range of wall & base cabinets and complementary work surfaces, with integrated appliances to include Zanussi electric oven, four ring gas hob, hood, fridge/freezer, dishwasher & washer/ dryer.

To the rear of the house is a spacious lounge (16'9" x 14'10") featuring stylish gloss wooden flooring, inbuilt understairs storage cupboard and double french doors leading out to the rear garden patio.

To the first floor there are three bedrooms, the master with an en-suite shower room, plus family bathroom featuring wood-effect flooring, panelled bath in tiled surround, wc and wall-hung hand basin.

Outside the neatly landscaped low maintenance rear garden features a paved patio and artificial turf lawn, enjoying a sunny south-west facing aspect and including a timber garden shed.



The Agent's View

"This is a great location on the edge of town, where you're close to some lovely country walks, such as the nearby Hurcott Woods Nature Reserve."

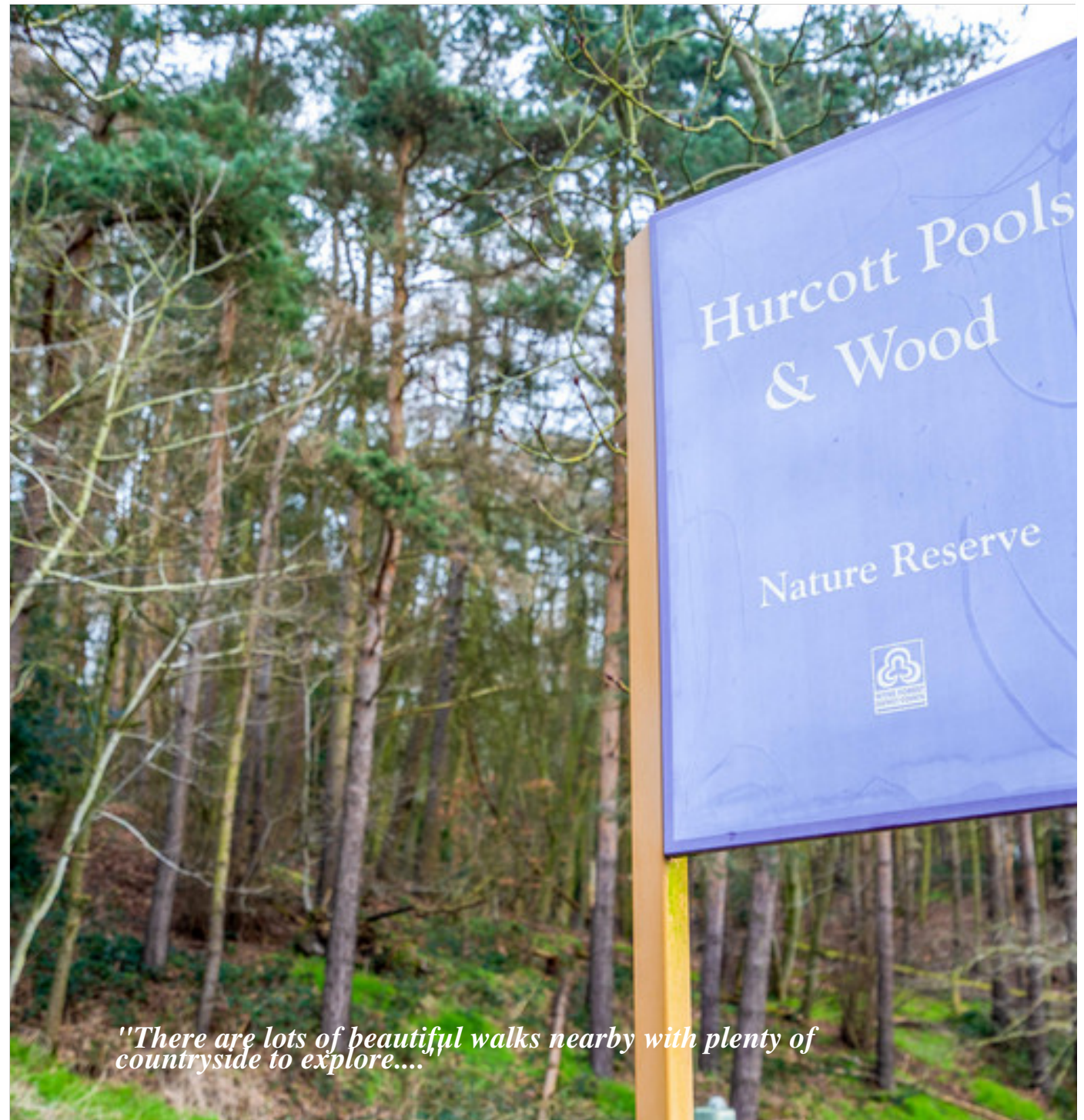
The Seller's View

"We have really enjoyed living here on Albrighton Drive and have loved being part of such a friendly estate. We have always had lovely neighbours and have enjoyed the welcoming community and peaceful feel of the area.

There are lots of beautiful walks nearby, which we have enjoyed with the dogs, with plenty of countryside to explore on our doorstep.

In summer, the garden is one of our favourite places, with sunshine for most of the day, making it perfect for relaxing, enjoying a barbecue or eating outside.

The location is ideal, with easy links to Kidderminster, Stourbridge and Birmingham, while still feeling peaceful and green."



"There are lots of beautiful walks nearby with plenty of countryside to explore...."

Tenure: Freehold

Service Charge: £175.00 pa is payable by residents to a management company in respect of the maintenance of communal green spaces within the development.

Local Authority: Wyre Forest District Council

Council Tax Band: C

Services: Mains gas, electricity, water & drainage

Heating & Glazing: A gas-fired central heating system and upvc double glazing are both installed

Broadband: Ultrafast broadband is available (Ofcom)

Mobile: Good outdoor (Ofcom)

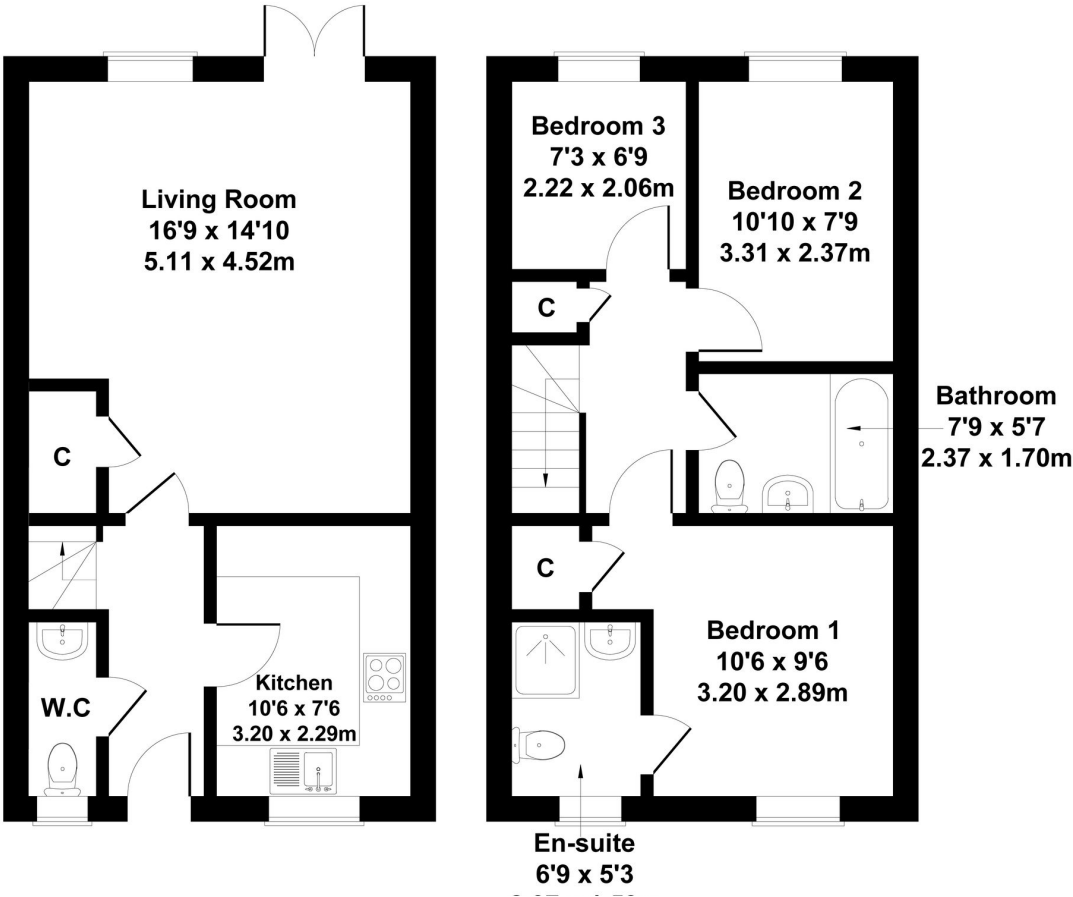
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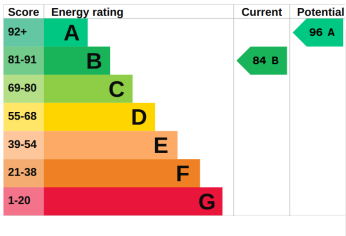
Amenities/Distances

- Broadwaters Park: 0.4 mile
- Hurcott Woods: 0.6 mile
- Cookley Sebright Primary School: 1.6 miles
- Kidderminster Town (retail parks): 2.0 miles
- Kidderminster Railway Station: 2.1 miles
- Wolverley High School: 2.2 miles
- Merry Hill Centre: 8 miles
- Birmingham City Centre: 16 miles
- Birmingham Airport: 31 miles

12 Albrighton Drive, Kidderminster
Approximate Gross Internal Area
818 sq ft - 76 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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