



30 Oakhill Avenue, Kidderminster, Worcestershire, DY10 1LZ

Guide Price £310,000

HILLS
Estate Agents

30 Oakhill Avenue

Kidderminster, Worcestershire

This impressive fully modernised family home offers a fabulous opportunity to acquire a high quality superior home beautifully presented throughout having undergone significant improvements and extensions to create a fabulous contemporary home. Being quietly positioned in this convenient cul-de-sac the accommodation offers excellent well proportioned accommodation throughout and an internal inspection is essential.

- A Superior Extended Family Home
- Fully Modernised & Immaculately Presented
- Popular & Convenient Cul-de-Sac Location
- Three Bedrooms & Generous Family Bathroom
- Open Plan Kitchen Diner & Family Room
- Living Room, Utility Room & Cloakroom
- Impressive Mature Private Gardens
- Double Width Driveway Parking

WHAT3WORDS: ///pounds.spices.herbs

Services

Mains gas, electricity, water and drainage are understood to be connected at the time of our inspection. We have not carried out any tests on the services and cannot confirm that these are in working order or free from any defects.



FULL DETAILS

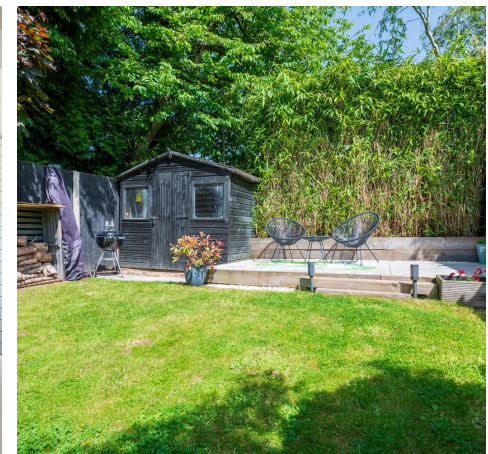
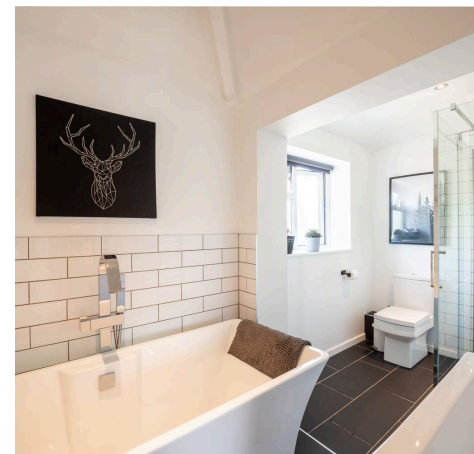
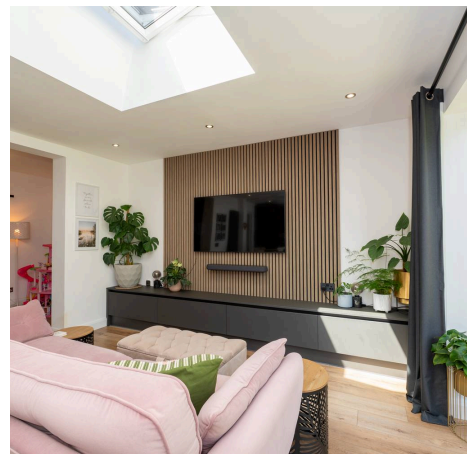
30 Oakhill Avenue is a particularly impressive family home quietly located in this desirable residential area providing easy access to local shops, cafes, restaurants and supermarkets, with good transport links including direct trains to Birmingham, making it ideal for commuters, as well as good road links to nearby towns such as Bewdley, Stourport and Worcester.

The Property

Approached over a gravelled double width driveway to the main entrance opening into a light and spacious reception hall with access to the living room, cloakroom, utility room and to the impressive open plan dining kitchen and family room positioned to the rear overlooking the private rear gardens.

The living room is modern and stylish, being particularly comfortable with double glazed windows and an attractive log burning stove.

Glazed crittal style sliding doors open into an impressive open-plan living space, the true hub of the home! Beautifully designed for modern family living, featuring a stylish dining area, a stunning contemporary fitted kitchen diner, and an inviting family room, this exceptional space is perfect for both everyday living and entertaining.



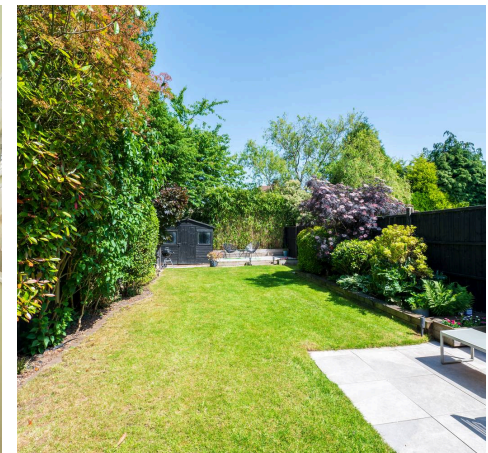
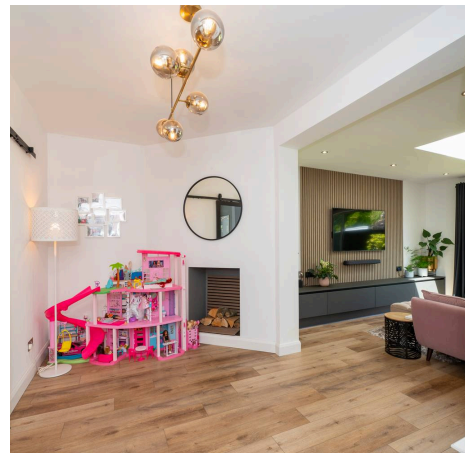
The beautiful Wren kitchen, with 20 year warranty from 2024, comprises a range of Quartz worktops, to include an extended kitchen island with family breakfast bar/dining with fitted storage and integrated dishwasher. Further integral appliances include a Zanussi electric oven with microwave over, induction hob and fridge freezer. Within this wonderful contemporary space is a family sitting area with bespoke feature wall panelling and modern fitted storage below. A large floor to ceiling double glazed window overlooks and accesses the attractive, mature garden. Included on the ground floor is a useful ground floor cloakroom and separate utility room.

First Floor

The first floor accommodation is equally well presented with the principal bedroom situated to the front, being a well proportioned double bedroom with fitted wardrobes. There are two further bedrooms, an attractive double and the third being a generous single. The family bathroom is particularly spacious with a contemporary white suite, modern roll top bath with swan neck mixer tap & shower attachment. There is a W.C, vanity wash basin and glazed double walk-in shower.

Outside

A generous double width gravelled driveway can be found to the front and to the rear, the beautifully maintained mature garden is a standout feature. Offering an abundance of privacy, the garden enjoys a neat level lawn, attractive paved patio ideal for outdoor dining, a further seating area and a useful garden shed.



Directions

Being a short distance from Kidderminster Railway Station, turn left from the station onto Comberton Hill and then the second left turn onto Hoo Road. Continue for a short distance taking the third right turn onto Oakhill Avenue, where the property will be found as indicated by the agents For Sale board.

MILEAGE (all distances approximate)

Kidderminster Railway Station 1 Miles | Bewdley 4.6 Miles | Stourport-on-Severn 4 Miles | Worcester 14 Miles | Birmingham 21 Miles.

AML (Anti-Money Laundering)

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Agents are required to verify the identity of all clients, including property buyers, using an electronic verification system.

This is not a credit check and will not affect your credit rating. By making an offer on a property, you agree that, if accepted subject to contract, the Agents may carry out these checks on behalf of the seller for a nonrefundable fee of £60 including VAT per transaction. A record of the check will be retained by the Agents.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Wyre Forest District Council

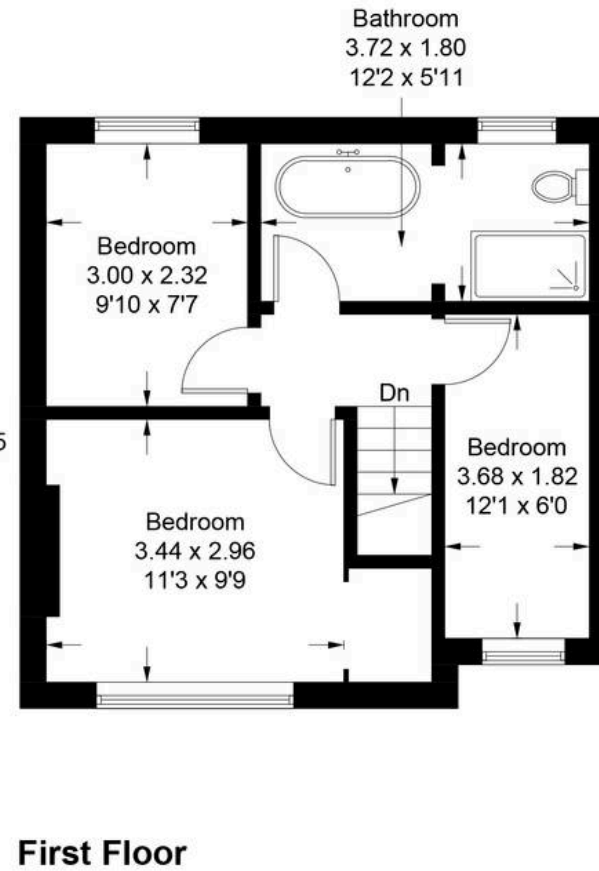
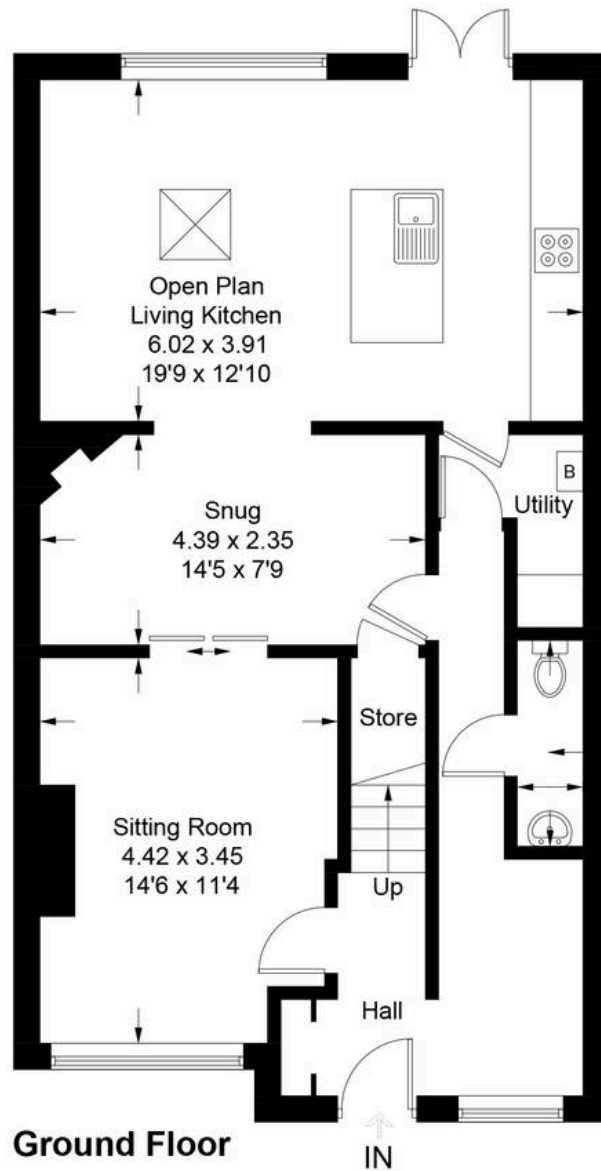
Council Tax: Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

30 Oakhill Avenue, Kidderminster

Approximate Gross Internal Area = 107.8 sq m / 1160 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.

