



14 Hawthorn Grove, Kidderminster, Worcestershire, DY11 6DD

Guide Price £289,500

**HILLS**  
Estate Agents

## 14 Hawthorn Grove

Kidderminster, Worcestershire

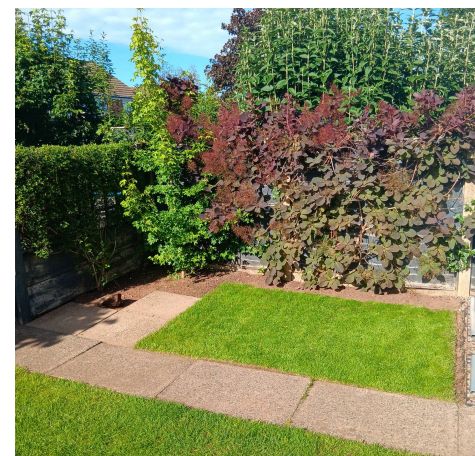
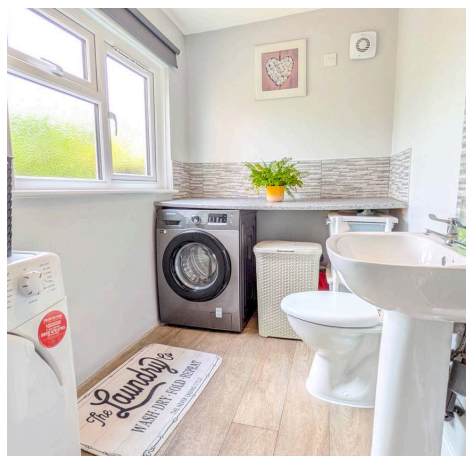
Hawthorn Grove is a popular and quiet cul-de-sac situated in a sought-after location within the well-established residential area of Kidderminster.

Conveniently close to an excellent range of local amenities, the property is within easy reach of nearby shops, supermarkets, well-regarded schools including Baxter College, and regular public transport links.

The area is particularly popular with families thanks to its convenient setting, nearby green spaces, and excellent road connections to Bewdley, Worcester, Birmingham, and the wider West Midlands. The wider region benefits from attractive countryside including the nearby Wyre Forest, providing excellent walking, cycling and outdoor recreation opportunities.

- Excellent Three Bedroom Semi-Detached Home
- Quiet Cul-De-Sac Position
- Spacious Lounge & Separate Dining Room
- Modern Kitchen Diner
- Utility Room With Ground Floor WC
- Large Driveway For Multiple Vehicles
- Fully Enclosed Attractive Rear Garden
- **WHAT3WORDS: ///surely.graced.bared**

**Services:** Mains gas, electricity, water and drainage are understood to be connected. 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

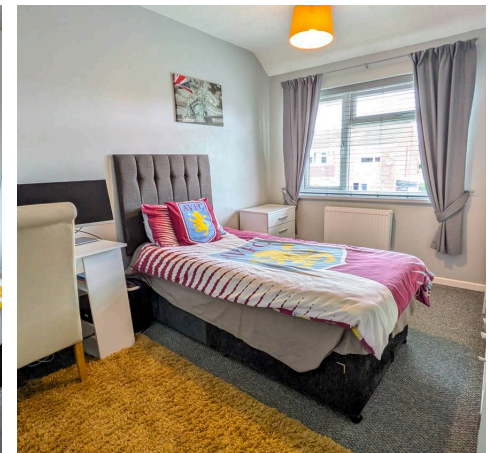
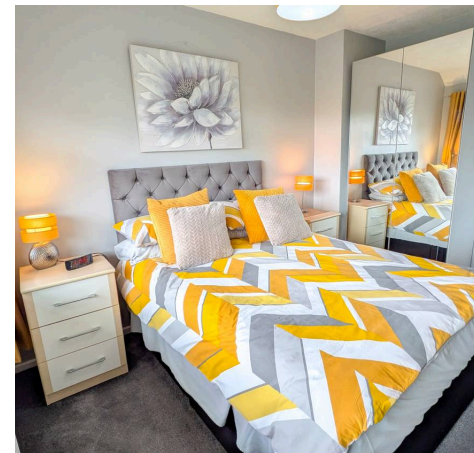
Approached via a large driveway providing off-road parking for multiple vehicles. The main entrance opens into a reception hall with stairs rising to the first floor and access to the ground floor accommodation. To the front of the property are two spacious reception rooms, comprising a generous lounge and a separate dining room ideal for family living or entertaining.

To the rear is the fitted kitchen diner, offering a range of units, an electric oven with four-ring hob, sink unit and a double glazed door provides direct access to the rear garden. From the kitchen is a useful utility room with plumbing for a washing machine and downstairs W.C.

The first floor comprises three bedrooms and the family bathroom, including two spacious double bedrooms and a single room. The bathroom is fitted with a bath and shower over, wash hand basin, WC, and chrome heated towel rail.

### OUTSIDE

To the front of the property is a substantial driveway providing off-road parking for multiple vehicles being complemented by mature shrubs. The rear garden is fully enclosed and enjoys a good degree of privacy, creating an attractive outdoor space ideal for both family use and entertaining. The garden features patio seating areas, a level lawn, established shrubs, and a useful garden shed.





# GENERAL INFORMATION

## DIRECTIONS

From Kidderminster town centre, proceed in a northerly direction on Proud Cross Ringway. Take the first exit at the round about onto Mason Road then right onto Habberley Road. Continue for a short distance and turn left onto Manor Avenue and bear left onto Manor Avenue South follow the road for a short distance, turning right into Hawthorn Grove.

## MILEAGE (all distances approximate)

Kidderminster Railway Station 2 Miles | Bewdley 1.9 Miles | Stourport-on-Severn 3.6 Miles | Worcester 14 Miles | Birmingham 18 Miles.

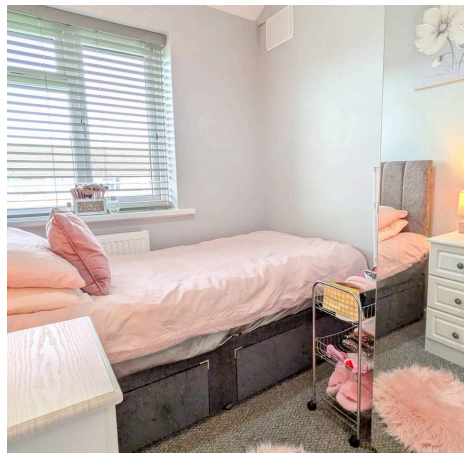
## AML (Anti-Money Laundering)

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 non refundable fee of £60 including VAT per transaction. A record of the check will be retained by the Agents.

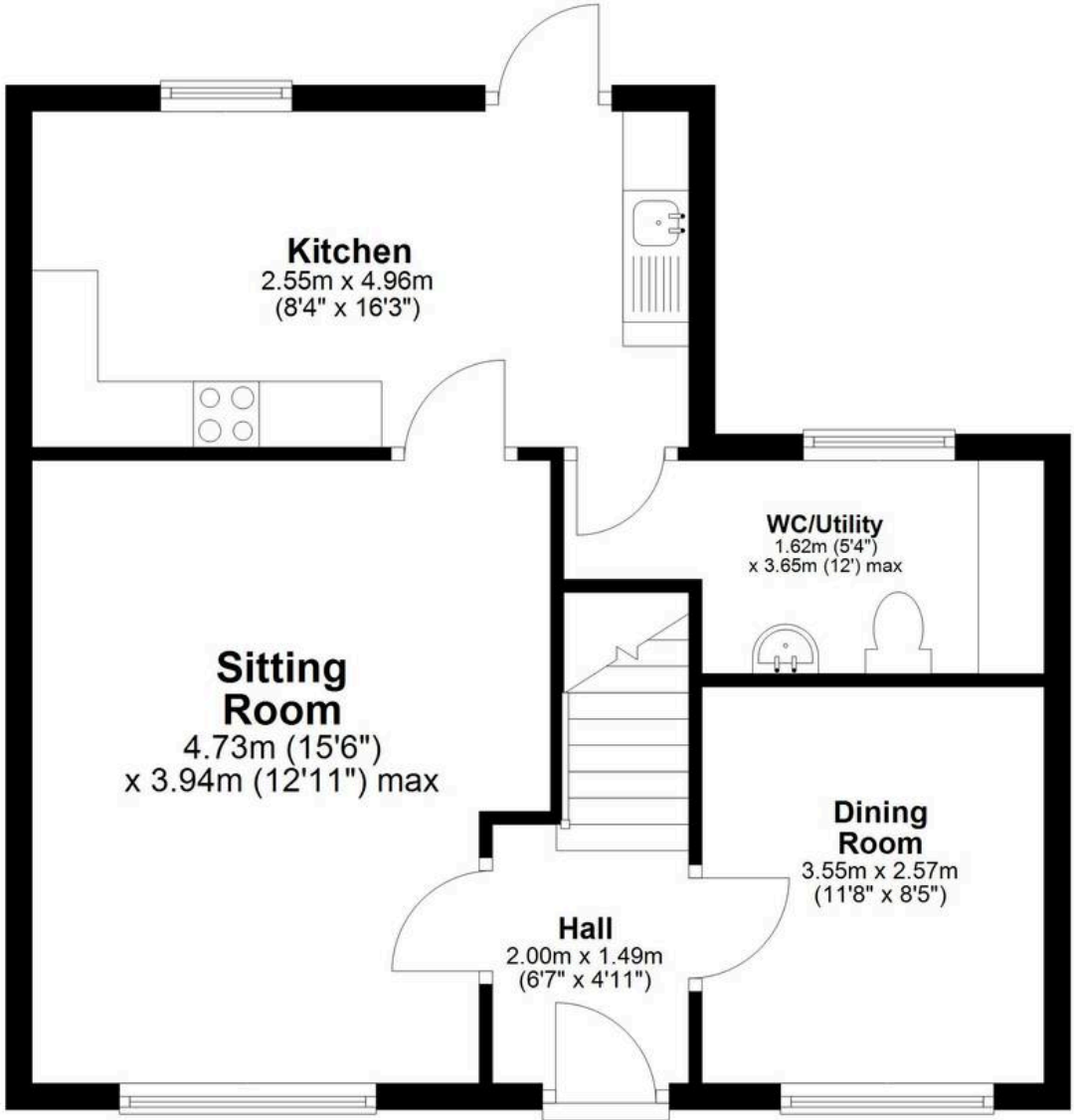
**Tenure:** Freehold with vacant possession upon completion.

**Local Authority:** Wyre Forest District | Band C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

**Ground Floor**



**First Floor**

