



20 Ox Bow Way, Kidderminster, Worcestershire, DY10 2LB

In Excess of £395,000

HILLS
Estate Agents

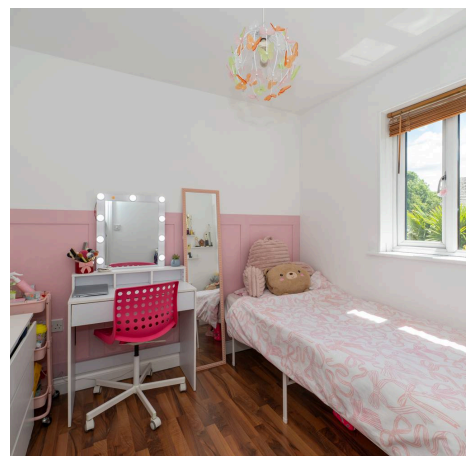
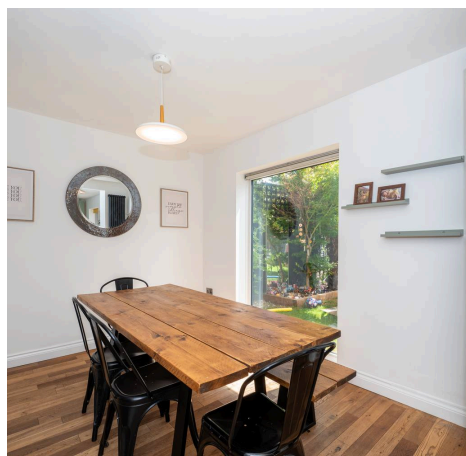
20 Ox Bow Way

Kidderminster, Worcestershire

Beautifully presented, substantially improved and offering outstanding versatility, this impressive double-fronted detached residence has been thoughtfully modernised throughout, including a professionally converted loft, creating an exceptional family home with generous living accommodation arranged over three floors. The property's combination of generous accommodation, versatile living space and excellent location makes it an outstanding choice for modern family living.

- Extensively Modernised Double-Fronted Detached Family Home
- Six Generous Bedrooms Arranged Over Three Floors
- Spacious Lounge with Feature Log Burning Stove & Bay Window
- Contemporary Open-plan Dining Kitchen with Integrated Appliances
- Tandem Driveway, Garage with Electric Roller Door, Power & Lighting
- Private Landscaped Rear Garden Ideal for Entertaining & Family Living
- **WHAT3WORDS: ///smashes.rivers.tanks**

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.



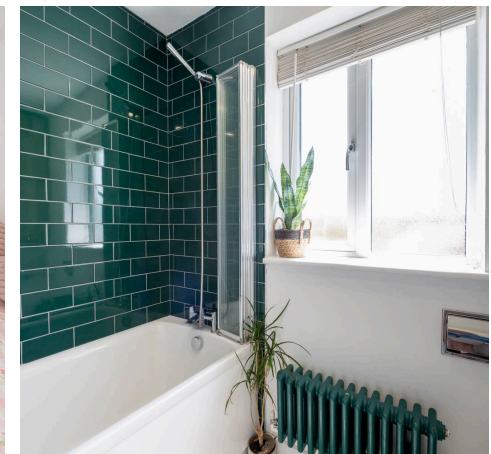
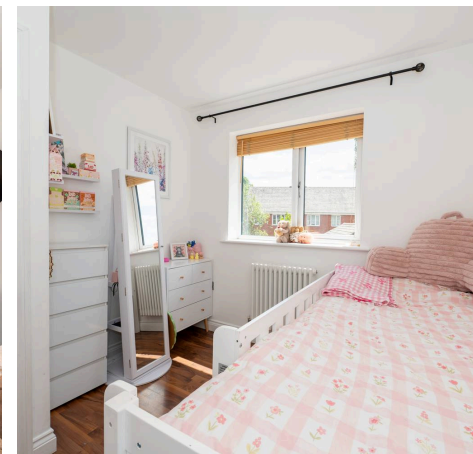
FULL DETAILS

Occupying an enviable position within the sought-after area of Kidderminster, this impressive family home enjoys easy access to a wide range of everyday amenities including supermarkets, local shops, parks, leisure facilities and highly regarded schools. Excellent transport links place Worcester, Birmingham and the wider West Midlands within comfortable commuting distance, while Kidderminster Railway Station provides direct rail services to Worcester, Birmingham and beyond.

The Property

The welcoming reception hall, finished with attractive solid wood flooring, immediately sets the tone for the quality and style found throughout the home. To the front of the property, the elegant lounge is bathed in natural light from a beautiful bay window and centred around a charming log-burning stove, creating a warm and inviting atmosphere. The lounge flows seamlessly into the spacious dining kitchen, providing an ideal layout for modern family living and effortless entertaining.

A second reception room offers exceptional versatility and can easily be utilised as a home office, children's playroom, cosy snug or occasional ground-floor bedroom, adapting perfectly to a family's evolving needs. The impressive dining kitchen has been thoughtfully designed with a comprehensive range of contemporary wall and base units, complemented by stylish work surfaces and a selection of integrated appliances.



There is ample space for family dining, together with French doors and large windows overlooking the beautifully landscaped rear garden, make this an outstanding heart of the home, perfectly suited to both everyday living and social occasions.

Completing the ground floor is a well-appointed guest cloakroom/WC.

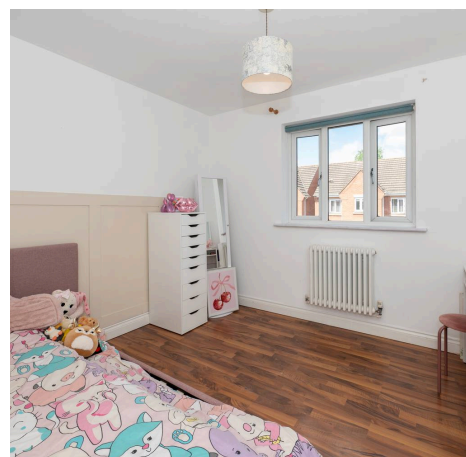
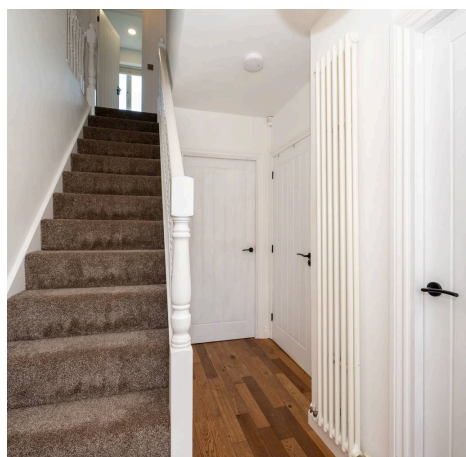
First & Second Floors

Offering four well-proportioned bedrooms, including an excellent principal bedroom, all served by a modern family bathroom and separate shower room. A further staircase rises to the impressive second floor where two further generous double bedrooms enjoy excellent natural light via Velux roof windows. A useful WC with wash hand basin serves this floor, making it an ideal space for older children, guests or those working from home.

Outside

The property continues to impress with a neatly maintained fore garden complements the attractive frontage, whilst a tandem driveway provides ample off-road parking leading to the garage.

The beautifully landscaped rear garden offers a private and peaceful setting with mature planting, established trees, paved entertaining areas and secure fencing, creating the perfect environment for outdoor dining and family enjoyment. Pedestrian access leads directly into the garage, which benefits from an electric roller door, power and lighting.



Directions

From Kidderminster Town Centre proceed north along Stourbridge Road (A451) towards Stourport-on-Severn. Continue for approximately one mile before turning right into Broadwaters Drive. Follow the road to the roundabout and take the exit onto Oxbow Way, where Number 20 will be found on the right-hand side, clearly identified by a Hills For Sale board.

MILEAGE (all distances approximate)

Kidderminster Railway Station 1.4 Miles | Bewdley 4 Miles | Stourport-on-Severn 3.5 Miles | Worcester 15 Miles | Birmingham 22 Miles.

AML (Anti-Money Laundering)

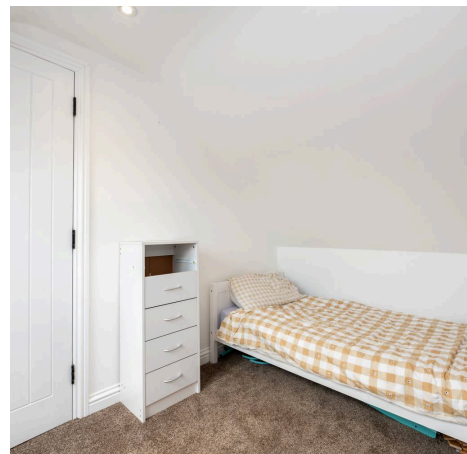
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Agents are required to verify the identity of all clients, including property buyers, using an electronic verification system.

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 E



20 Ox Bow Way, Kidderminster

Approximate Gross Internal Area = 142.1 sq m / 1529 sq ft
Garage = 12.5 sq m / 134 sq ft
Total = 154.6 sq m / 1663 sq ft



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

