



53 Land Oak Drive, Kidderminster, Worcestershire, DY10 2SY

Guide Price £325,000

HILLS
Estate Agents

53 Land Oak Drive

Kidderminster, Worcestershire

This is a fabulous opportunity to acquire an impressive and modernised family home, beautifully presented throughout having undergone significant improvements to create a contemporary feel. Set on a generous plot and offers excellent well proportioned accommodation throughout, with the potential to further extend subject to the necessary planning permissions and adapt to suit the next owners lifestyle requirements. An internal inspection is essential.

- Beautifully Presented & Modernised
- Potential For Further Extension (STPP)
- Open Plan Living / Dining Room with Bi-Folding Doors
- 3 Double Bedrooms & Renovated Family Bathroom
- Popular & Convenient Location
- Impressive Landscaped Private Rear Garden
- Large Driveway For Multiple Vehicles
- Garage With Downstairs W.C & Utility Area

WHAT3WORDS: ///rooms.papers.rider

Services: Mains gas, electricity, water and drainage are understood to be connected at the time of our inspection. There is a new Indesit boiler which is less than a year old and benefits from a 5 year warranty. 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

Located in this desirable residential area providing easy access to local amenities including shops, cafes, restaurants and supermarkets, with good transport links. Kidderminster Railway Station offers regular direct services to Birmingham, Worcester and beyond, whilst being central to Bewdley, Stourport and the wider West Midlands. The nearby Wyre Forest also offers miles of scenic countryside walks and outdoor recreation.

Approached over a large stone and block paved driveway to the main entrance, opening into a light reception hall with stairs rising to the first floor. Doors provide access to the kitchen and open plan contemporary living / dining room with attractive bi-fold doors, overlooking the private rear gardens, perfect for both living and entertaining.

This impressive space featuring a stylish dining area really is the true hub of the home and is beautifully designed for modern versatile family living. Positioned to the front is the attractive fitted kitchen with range of matching wall and base units with working surfaces over. Integrated dishwasher, electric cooker, induction hob, extractor hood above and space for an under counter fridge. A door provides direct access to a practical interconnecting walkway linking the kitchen, garage and garden. This practical feature provides easy access through the property and is particularly advantageous for dog owners. The garage also benefits from having an attractive W.C and useful utility area.



First Floor

The first-floor accommodation is equally well presented. The principal bedroom situated to the rear is a well-proportioned double bedroom, enhanced by attractive decorative paneling which adds a stylish finish to the room. The second bedroom is another well-presented room featuring attractive paneling and fitted storage cupboards.

Completing the accommodation is the third bedroom, which is a generous single bedroom offering excellent versatility and featuring fitted wardrobes, making it an ideal space for a dressing room, guest room or home office.

The contemporary family bathroom is particularly attractive, featuring stylish waterproof wood-effect paneling and a modern suite comprising a bath with shower over, complemented by a sleek Crittall-style shower screen. There is a green vanity basin with sink, W.C. and complemented with bronze handles and fittings to provide elegant finishing touches, bringing the finer details together beautifully.

Outside

The impressive rear garden has been thoughtfully landscaped and redesigned to create a stylish outdoor space. The practical and low maintenance artificial lawn is complemented by decking, decorative gravel, paved terraces and raised borders. Mature trees and established planting create a level of privacy and is fully enclosed by timber fencing. This is the perfect entertaining area blending the outdoor indoor feel seamlessly.



DIRECTIONS: From Kidderminster town centre, proceed along the A456 Birmingham Road in an easterly direction. Continue over the traffic lights and turn left onto Hurcott Road. Continue along Hurcott Road, turning right into Baldwin Road and then left into Land Oak Drive. Continue along Land Oak Drive where number 53 will be found on the left-hand side, identified by our For Sale board.

MILEAGE (all distances approximate)

Kidderminster Railway Station 1 Miles | Bewdley 4 Miles | Stourport-on-Severn 5 Miles | Hagley 6.5 Miles | Stourbridge 8.5 Miles | Worcester 17 Miles | Birmingham 20 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

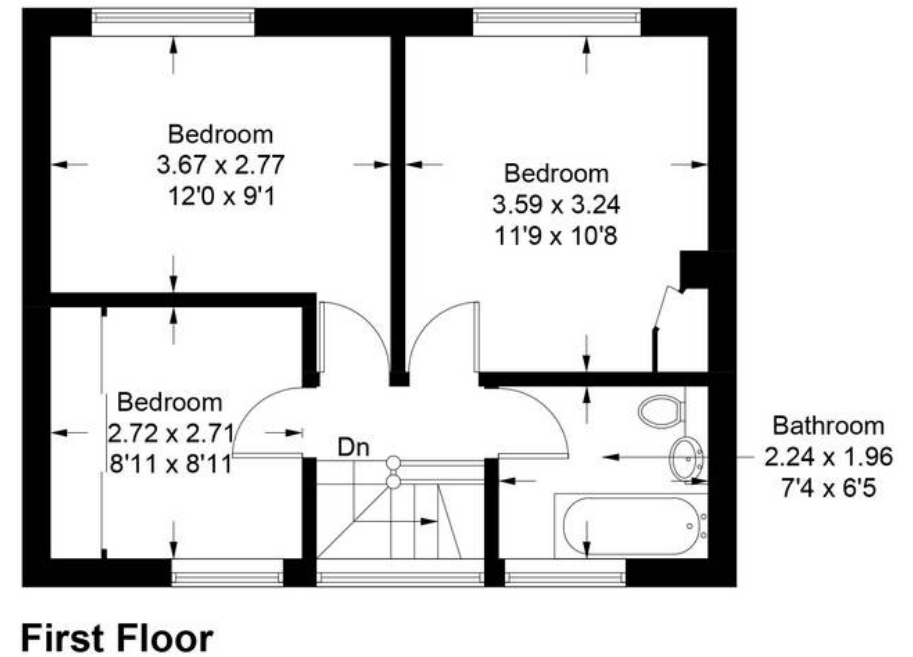
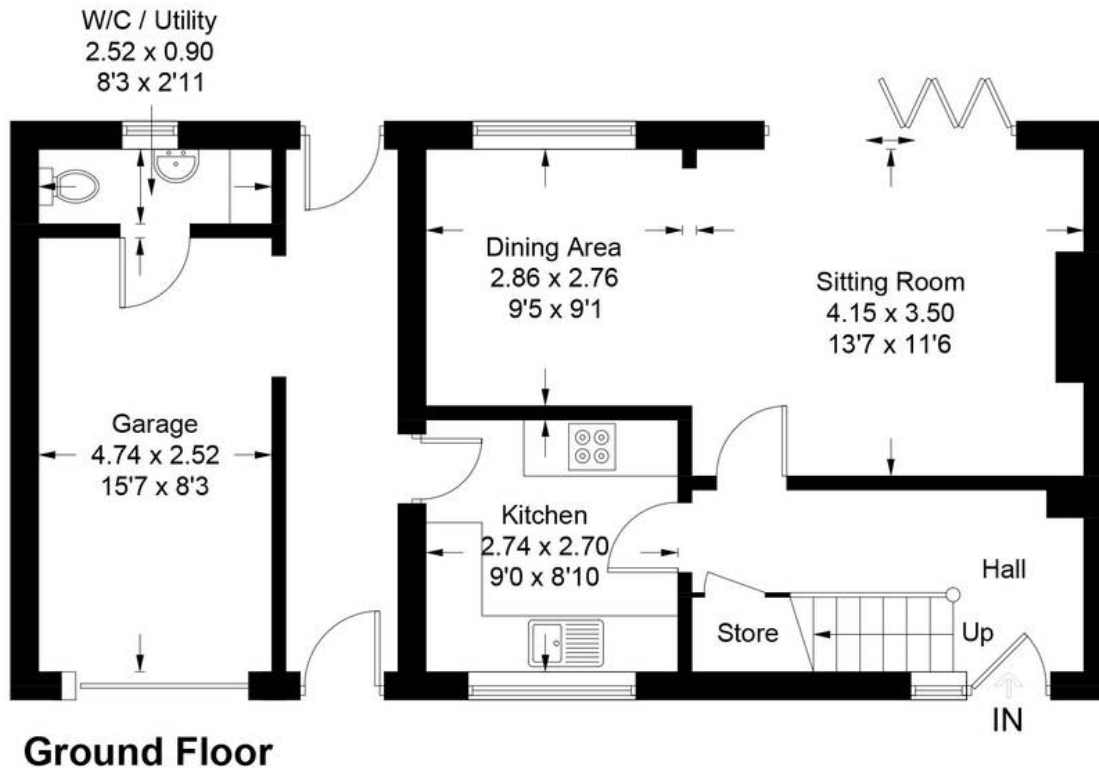
Council Tax: Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

53 Land Oak Drive, Kidderminster

Approximate Gross Internal Area = 103.0 sq m / 1109 sq ft



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

HILLS
Estate Agents