



Little Oak, Comberton Road, Kidderminster, Worcestershire DY10 3DS

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FOR SALE

Offers Invited
£560,000



2 reception
rooms



4 bedrooms



3 Bath/Shower
rooms



Rear Garden



SPECIFICATION

- A Stylish Detached Home, Refurbished to a High Standard
- 4 Double Bedrooms & Fitted Dressing Room
- 2 En-Suite Shower Rooms & Family Bathroom
- Generous Living Room & Ground Floor Office
- Wonderful Open Plan Fitted Kitchen with Dining Area
- Utility Room & Cloakroom
- Gardens, Off Road Parking & Attached Double Garage

ACCOMMODATION

Little Oak is a wonderful example of a high quality detached family home having been extensively remodelled to promote a contemporary and stylish family living space. Double electrically operated gated access to a walled fore garden with off road parking and turning space. The ground floor accommodation offers LIVING ROOM with contemporary bi-fold doors to the enclosed rear garden. The focal point of the ground floor space is a wonderful newly fitted KITCHEN with integral appliances to include a dishwasher, larder style freezer, separate larder style refrigerator, a 'Belling' electric double oven with five ring induction hob and 'Belling' extractor fan above. The first-floor accommodation is equally impressive with an oak & glass staircase leading to the first-floor landing which allows access to all four first floor bedrooms and the family bathroom and there are two additional en-suite shower rooms and a dressing room to the master bedroom.



OUTSIDE

To the front is a generous gravelled parking and turning area with walled borders and a small low maintenance lawned area with paved pathway to the side leading, to the fully enclosed and private south west facing rear garden with initial paved patio, generous lawned area and border to all sides via wooden panel fencing. The attached DOUBLE GARAGE has electric roller doors and direct access into the main reception hall.

The property has external courtesy lighting with external power supply.

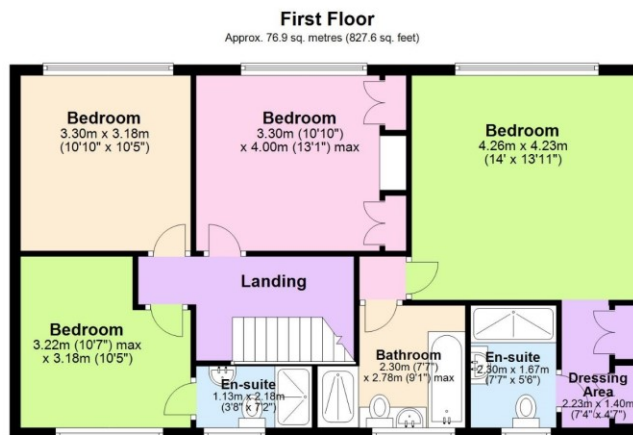
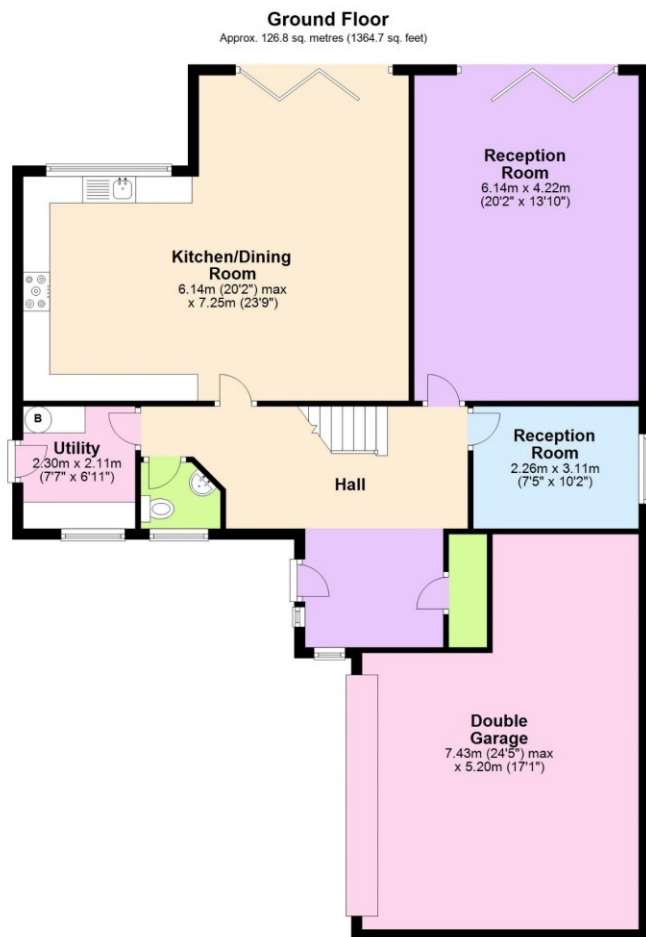
LOCATION

Little Oak is well situated, off the Comberton Road on the eastern outskirts of Kidderminster, well placed to access all of the local amenities, including the Rail Station, as well as convenient road links through to the popular villages nearby, such as Chaddesley Corbett, Blakedown, Belbroughton and a little further afield to Bromsgrove, Birmingham and Stourbridge. Birmingham is approximately 18 miles and the cathedral city of Worcester approximately 15 miles distant which provides direct rail connections to London, Paddington and Birmingham. There is M5 motorway access via junction 5 at Wychbold and Junctions 6 & 7 to the north and south of Worcester.

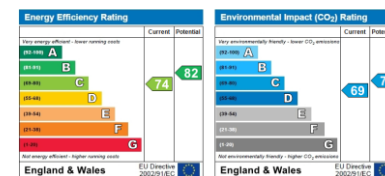
An internal inspection is required to appreciate the size and quality of this impressive family home.

FOR SALE

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Total area: approx. 203.7 sq. metres (2192.3 sq. feet)
Little Oak, Kidderminster



DIRECTIONS

Proceed out of Kidderminster in an easterly direction onto the A448 towards Bromsgrove in the direction of Chaddesley Corbett. Continue over the traffic lights onto Comberton Road and Half Acre will be found a little way along on the right hand side as indicated by the agents For Sale board.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. Full CCTV and Internal Alarm. **NONE OF THESE SERVICES HAVE BEEN TESTED.**

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with vacant possession upon completion.



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