



31 Hazelwood Close, Kidderminster, DY11 6LW

BERRIMAN  
EATON



## 31 Hazelwood Close, Kidderminster, DY11 6LW

A superb detached family residence peacefully positioned within one of Kidderminster's most sought-after cul-de-sac locations, just off the prestigious Sutton Park Road. Enjoying extensive front and rear gardens, the property offers exceptional outdoor space and excellent potential for future extension (subject to the usual planning consents).

### LOCATION

Nestled on the outskirts of Kidderminster, Hazelwood Close provides a tranquil residential setting while remaining within easy reach of everyday amenities. The area benefits from strong road links and proximity to Kidderminster Railway Station, ideal for commuters.

The charming Georgian town of Bewdley, together with the West Midlands Safari Park and the Severn Valley Steam Railway, are all close by—offering picturesque countryside, family attractions and weekend leisure opportunities.

### ACCOMMODATION

A welcoming reception hall with storage cupboard and staircase leading to the first floor.

The dual-aspect lounge/dining room enjoys natural light throughout the day, with a front-facing window and patio doors opening to the rear garden. A feature gas fire with surround provides a warm focal point.

The well-planned breakfast kitchen offers a range of fitted base and wall units with contrasting worktops, stainless steel sink with mixer tap, space for a cooker, plumbing and space for a washing machine, and further appliance space.

A delightful conservatory extends the living accommodation and provides direct access to the garden.

Completing the ground floor is a modern shower room with walk-in shower and WC. To the first floor are three generously proportioned bedrooms, served by a family bathroom comprising bath, WC and wash hand basin.

### OUTSIDE

The property sits behind a substantial front garden, predominantly laid to lawn, with a private driveway leading to the garage. A gated entrance provides additional access to the rear garden.

The expansive rear garden is a true highlight—beautifully stocked with mature shrubs and trees, complemented by an extensive lawn offering a wonderful setting for outdoor dining, family enjoyment or future landscaping projects.

<https://w3w.co/earth.storm.remain>

### SERVICES

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND D – Wyre Forest

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Bridgnorth Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:

<https://www.ofcom.org.uk/mobile-coverage-checker>

#### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

#### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

#### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

#### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

#### Worcestershire Office

01562 546969

[worcestershires@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

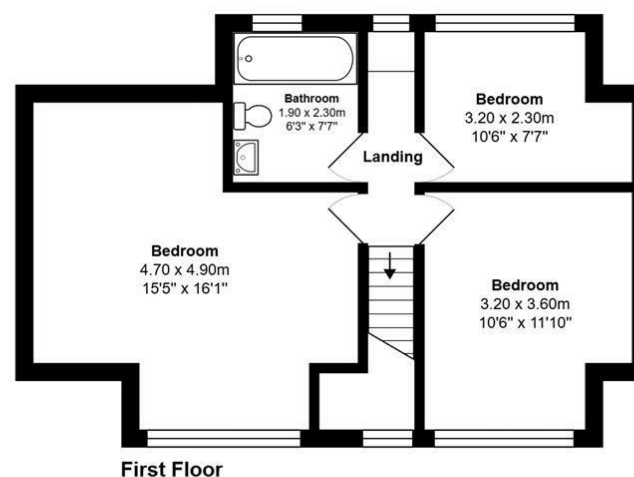
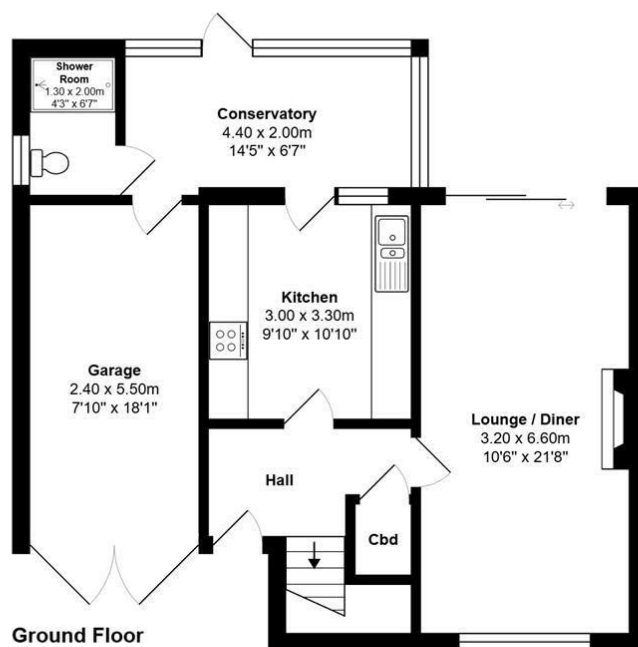
Price Guide  
£325,000

EPC: D

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



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Total Approx Area: 90.0 m<sup>2</sup> ... 969 ft<sup>2</sup> (excluding conservatory, shower room, garage)

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



