

AP MORGAN



Sutton Park Road, Kidderminster
Guide Price £525,000

Features:

- Beautifully presented, four bedroom detached family home
- Exciting opportunity for large and growing families
- Spacious lounge
- Contemporary fitted kitchen
- Ground floor shower room and WC
- Large conservatory
- Externally accessed studio space & garage
- Versatile and sweeping rear garden
- Off street parking for multiple vehicles
- Prime positioning for amenities

Description:

Some homes just feel right the moment you walk through the door.

This is one of those homes. A beautifully extended four-bedroom family house that has been thoughtfully evolved over time, blending characterful original features with genuinely contemporary living spaces. From the moment you pull onto the spacious tarmac driveway, bordered by a brick wall and mature trees, there is a sense of arrival that sets the tone for everything inside.

Step through the front door and the lounge greets you with a classic bay window flooding the room with natural light, and a wood burning stove that makes it the kind of room you genuinely want to spend time in.

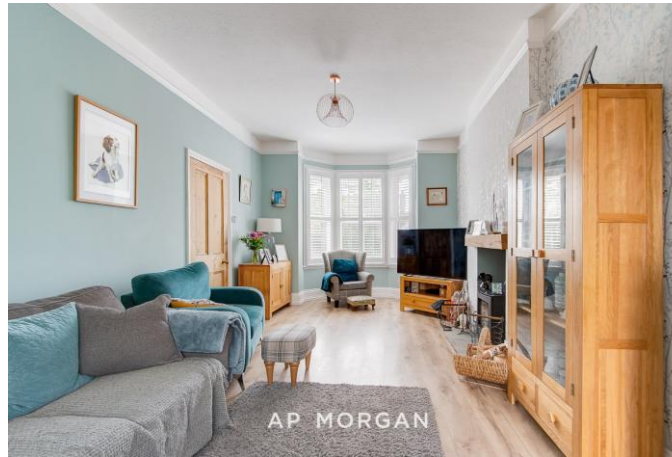
Move through to the heart of the home and the contemporary kitchen delivers on every level: clean lines, ample worktop space and a full complement of integrated appliances.

The dining room flows naturally from here, a generous, sociable space anchored by a second wood burning fireplace, large enough to host the whole family comfortably and stylish enough to impress guests.

The conservatory opens up the rear of the home beautifully, offering panoramic views across what is a truly spectacular garden, with a thoughtful window looking back into the kitchen keeping the connection between spaces. The utility room is practical without apology, offering rear garden access, a ground floor shower room, WC and plumbing for freestanding appliances.

Upstairs, four large double bedrooms, three with fitted storage, serve a growing family without anyone having to settle. The bathroom is a well-appointed space hosting a freestanding bath, separate shower, washbasin and WC.

Outside is where this property really earns its reputation. A sweeping block-paved patio steps out to multiple seating areas and a vast lawn that feels genuinely generous. A powered summer house sits at the foot of the garden, a serious option



for anyone working from home who wants proper separation between work and home life.

There is external storage in the shed and planting space in abundance for anyone with green fingers.

To the front, a garage with studio space attached offers something increasingly rare: a dedicated area for hobbies, creative projects, or whatever you need it to be.

Homes that genuinely work for family life at every stage are rare. This one does. Viewing is highly recommended and early interest is expected. Contact the AP Morgan team now to arrange yours.

Details:

Porch

Hall

Lounge 21'6" x 11'2" (6.55m x 3.4m) Both Max

Dining Room 13'7" x 11'5" (4.14m x 3.48m)

Kitchen/Breakfast Room 11'6" x 17'4" (3.5m x 5.28m)

Utility Room

Conservatory 10'10" x 10'5" (3.3m x 3.18m)

Cellar 16' x 10'10" (4.88m x 3.3m)

Landing

Bedroom One 13'6" x 10'3" (4.11m x 3.12m) Both Max

Bedroom Two 8'6" x 17'4" (2.6m x 5.28m)

Bedroom Three 7'4" x 17' (2.24m x 5.18m)

Bedroom Four 9'6" x 10'7" (2.9m x 3.23m)

Bathroom

Outside Studio 11'5" x 14'11" (3.48m x 4.55m)

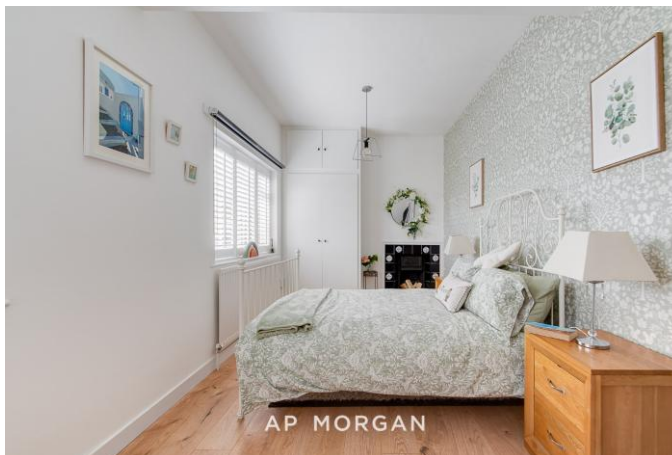
Storage Garage 15' x 6'10" (4.57m x 2.08m)

EPC Rating: E

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and

mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before

viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we

can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the

buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive

on cost and very reliable. Just ask for a quote.

Identity Checks

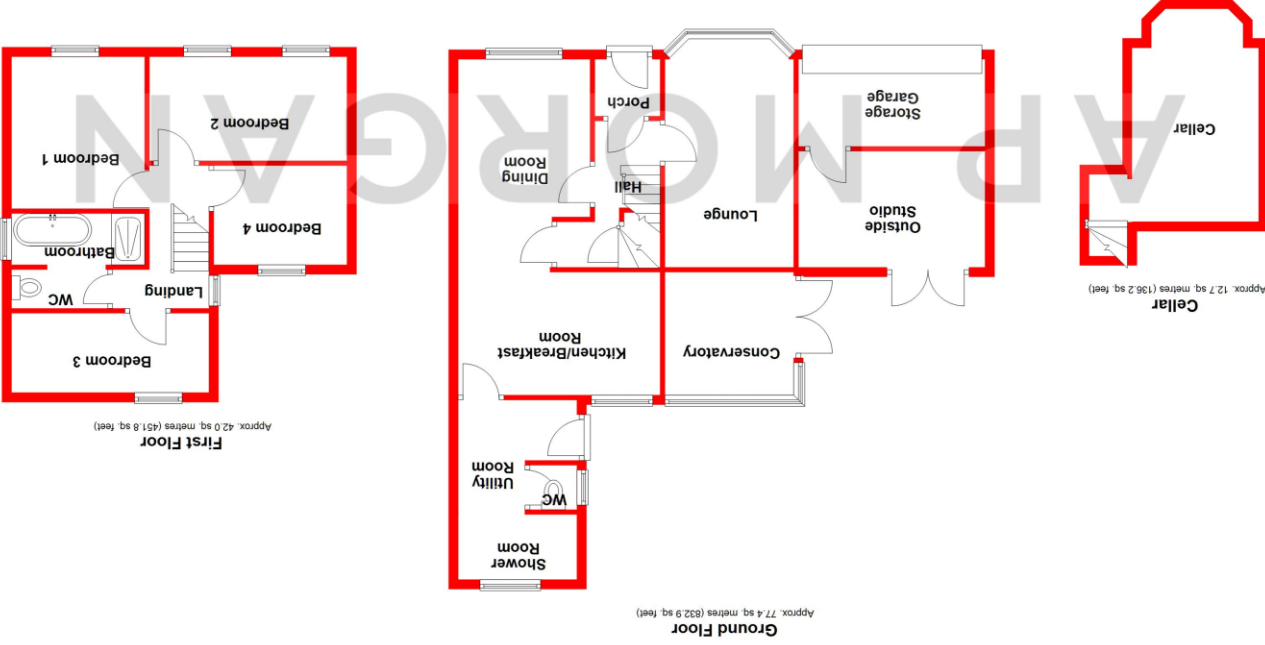
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partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a

property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges

cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to

be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 142.1 sq. metres (1530.1 sq. feet)

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Plan produced using Planlup.

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