

AP MORGAN



Waresley , Hartlebury, Kidderminster
Offers in the region of £450,000

Features:

- Attractive four-bedroom detached home on a corner plot
- Double garage and generous block-paved driveway
- Spacious lounge with dual bay windows to front and side
- Bright glass-roof conservatory overlooking the garden
- Modern kitchen with adjoining utility room and ground floor WC
- Main bedroom with en-suite shower room
- Ample storage throughout the property
- Peaceful, well-regarded location close to amenities, schools, and transport links

Description:

Set on the sought-after Waresley Park Estate in Hartlebury, this attractive four-bedroom detached home occupies a generous corner plot with a double garage, ample parking, and wrap-around gardens. The property features a bright lounge with dual bay windows, a glass-roof conservatory, modern kitchen with utility, and main bedroom with en-suite. The landscaped garden includes two patio areas and a lawn, perfect for relaxing or entertaining. A stylish, well-presented home in a peaceful and convenient location.

Located on the desirable Waresley Park Estate in Hartlebury, this attractive family home occupies a corner plot offering both privacy and impressive curb appeal. The property is approached via a block-paved frontage with a neat lawn, complemented by a wrap-around garden that links to the double garage at the side, one of the garage doors being electrically operated for added convenience. A spacious block-paved driveway provides ample off-road parking, with a gated side entrance giving direct access to the rear garden.

The entrance hall sets a welcoming tone and leads to the main living areas, along with a ground-floor cloakroom. To the front, the dining room enjoys a bright aspect, while the generous lounge is filled with natural light thanks to its two bay windows — one to the front and one to the side. French doors open from the lounge into the conservatory, which features a glass roof, creating a beautifully bright and airy space ideal for relaxing or entertaining while enjoying garden views.

The kitchen offers a good range of fitted wall and base units providing ample storage and workspace, with space for appliances and access to a useful utility room that leads conveniently to the outside.

Upstairs, the first floor comprises four well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. There is ample storage throughout the home, ensuring practicality matches comfort.

Outside, the rear garden has been thoughtfully landscaped to create a private and versatile outdoor space. A patio area directly off the conservatory is perfect for outdoor dining, with steps leading down to a



lawned area bordered by attractive railway sleeper edges. To the side, a further private patio area provides an ideal spot to sit and unwind.

Situated within the sought-after Waresley Park Estate, this property enjoys a peaceful residential setting surrounded by greenery and well-kept surroundings. The area is renowned for its community feel and convenient access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

Details:

Entrance Hall

Lounge 6.11 x 3.83

Conservatory 3.77 x 3.60

Dining Room 2.83 x 2.71

Kitchen 4.22 x 2.71

Utility Room 1.65 x 1.69

WC

Landing

Bedroom 1 4.81 x 3.54

En-Suite

Bedroom 2 3.65 x 2.56 Max

Bedroom 3 3.65 x 2.56 Max

Bedroom 4 2.32 x 2.51

Bathroom 2.79 x 1.45

Double Garage 4.96 x 5.49

EPC Rating: D

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



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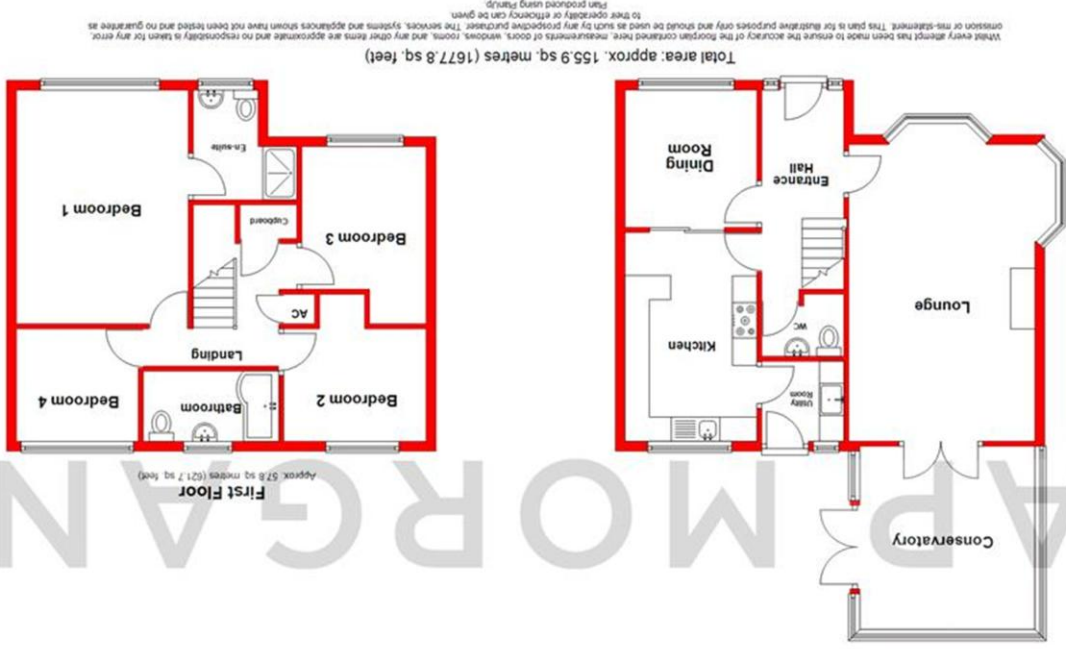
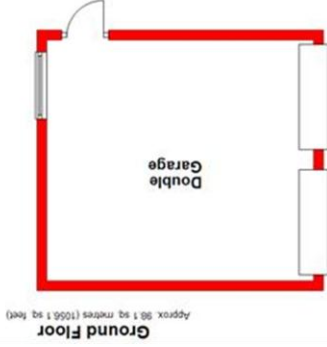
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