

**AP MORGAN**



**Yellowhammer Court, Kidderminster**  
Asking Price £400,000



**Features:**

- Unique detached family home
- Well-regarded cul-de-sac location
- Four spacious bedrooms
- Triple aspect lounge with inglenook fireplace
- Open plan kitchen/dining room & utility room
- Conservatory
- Family bathroom, en-suite & ground floor w/c
- Low maintenance rear garden
- Garage & driveway for multiple cars

**Description:**

Occupying a well-regarded cul-de-sac location is this substantial and uniquely designed four-bedroom detached family home situated in a popular location of the Spennells, Kidderminster.

The imposing property is approached via a large block-paved driveway offering parking for multiple cars, leading to a garage and a storm porch entrance.

Inside, the welcoming interior briefly comprises a generous entrance hall with an understairs storage cupboard and access to a ground floor guest WC. The impressive triple-aspect lounge features an exposed brick inglenook fireplace with inset log burner. A spacious open-plan kitchen/dining room includes a range of integrated Bosch appliances such as an electric hob, combo oven/microwave, separate oven, new under-counter fridge, new dishwasher, and an extractor hood, with a separate utility room providing space for laundry appliances. Completing the ground floor is a bright conservatory offering access to the rear garden.

Upstairs, the galleried landing has doors radiating off to a master bedroom with built-in wardrobe storage and access to a generous en-suite shower room. Bedrooms two and three are well-proportioned doubles with dual-aspect views, while bedroom four is also generously sized. A modern family shower room completes the first floor layout.

Outside, the property enjoys a private and low-maintenance rear courtyard garden laid with slate chippings, paved patio seating areas, well-stocked planted borders, and a side access gate leading to the front. The property is not overlooked, offering a high degree of privacy. Additional external features include a tap and power supply in the garage. The loft above the main house is large, boarded, and fitted with a ladder and lighting. There is also an additional loft space above the garage, also with ladder access.





Yellowhammer Court is ideally located on the southeastern outskirts of Kidderminster, nestled in a peaceful cul-de-sac. It offers easy access to the desirable villages of Chaddesley Corbett, Blakedown, Hagley, and Kidderminster. The M5 motorway is also within convenient reach, with Junction 4a at Bromsgrove, Junction 5 at Droitwich, and Worcester North at Junction 6 approximately 14 miles away.

**Details:**

**Entrance Hall**

**W/C**

**Lounge** 6.73 x 3.64

**Kitchen** 3.31 x 4.12

**Dining Area** 3.31 x 3.07

**Utility Room** 2.05 x 2.12

**Conservatory** 3.39 x 2.75

**Garage** 2.84 x 5.44

**First Floor Landing**

**Master Bedroom** 4.62 x 3.09

**En-suite** 1.99 x 3.07

**Bedroom Two** 3.72 x 3.64

**Bedroom Three** 2.82 x 3.64

**Bedroom Four** 2.84 x 3.24

**Shower Room** 1.82 x 2.50

**EPC Rating:** To be confirmed

**Council Tax Band:** E (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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### Need a mortgage?

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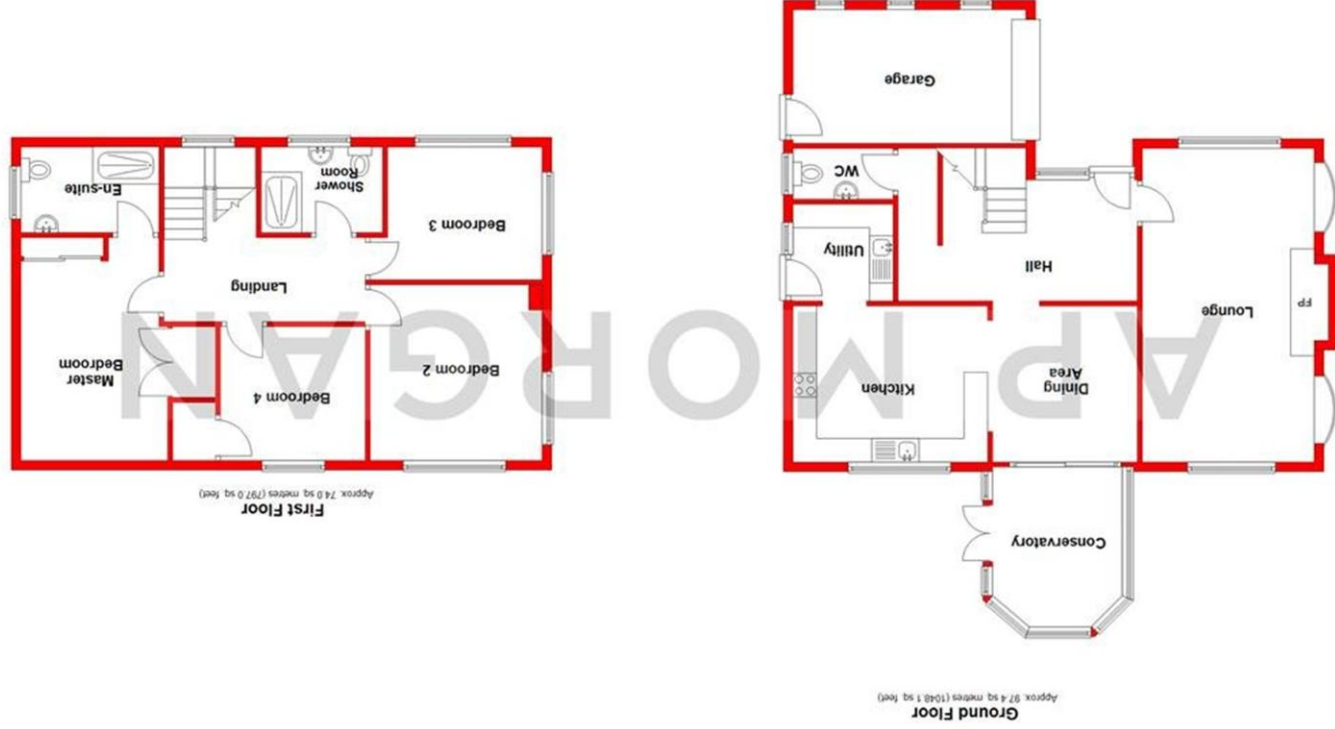
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