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7 Quail Park Drive, Kidderminster, Worcestershire, DY10 4HF

We are delighted to offer For Sale this detached house is situated upon the popular Spennells Valley estate Which is in excellent condition throughout. Situated close to the local schools and shopping area. The family sized accommodation comprises a lounge, dining room, cloakroom, kitchen and conservatory to the ground floor, master bedroom with ensuite, two further bedrooms and bathroom to the first floor. The property benefits further from a gas central heating system, double glazing, gardens to the side, rear and front of the house, off road parking, garage and car port. Register your interest with us today to avoid missing out on this stunning family home which is available with No Upward Chain.

Council Tax Band C.
EPC band C.

Offers Around £320,000

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Porch

Having a brick base with double glazed windows to the side and a double glazed door opening in with a further door opening into the reception hall.

Reception Hall

Having a staircase to the first floor landing, radiator, coving to the ceiling, doors to the lounge, kitchen and cloakroom.

Cloakroom

5'10" x 2'11" (1.8m x 0.9m)

Having a white suite comprising of a wash hand basin built into a unit, W/C and a double glazed window to the side.

Lounge

14'5" x 11'5" (4.4m x 3.5m)



Having two double glazed windows to the front, radiator, feature fire surround with electric fire, coving to the ceiling and door to the dining room.

Dining Room

11'5" x 8'10" (3.5m x 2.7m)



Having a double glazed sliding patio door to the conservatory, radiator and door to the kitchen.

Kitchen

14'5" x 9'2" (4.4m x 2.8m)



Delightful re-fitted kitchen comprising of wall and base cabinets with complimentary work surface over, single stainless steel sink unit with mixer tap, built in oven and hob with extractor over, integrated fridge freezer and dishwasher, part tiled walls, tiled flooring, double glazed window to the rear, double glazed door to the car port and door to the reception hall.

Conservatory

10'2" x 9'2" (3.1m x 2.8m)



Having double glazed windows to the sides and rear with double glazed double doors to the side giving access to the rear garden.

First Floor Landing

9'2" x 2'7" (2.8m x 0.8m)

Having access to the loft space, doors to the bedrooms, bathroom and airing cupboard.

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Bedroom One

12'1" x 11'9" (3.7m x 3.6m)



Having two double glazed windows to the front, radiator, coving to the ceiling and door to the ensuite shower room.

Bedroom Two

11'5" max x 11'1" (3.5m max x 3.4m)



Having a double glazed window to the rear, radiator and coving to the ceiling.

Ensuite

9'2" x 5'2" (2.8m x 1.6m)



Fitted with a white suite comprising of a corner shower enclosure with a thermostatic shower, Wash hand basin set to a unit, W/C, heated towel rail, part tiled walls, tile flooring, radiator and a double glazed window to the front.

Bedroom Three

9'10" x 8'6" (3.0m x 2.6m)



Having a double glazed window to the rear, radiator and coving to the ceiling.

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Bathroom

6'6" x 6'2" (2.0m x 1.9m)



Having a white suite comprising of a panel bath with mixer tap, pedestal wash hand basin, W/C, heated towel rail, part tiled walls, tiled flooring and a double glazed window to the side.

Outside

Garage

Rear Garden



Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Council Tax

Services

The agent understands that the property has mains water / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

MONEY LAUNDERING REGULATIONS

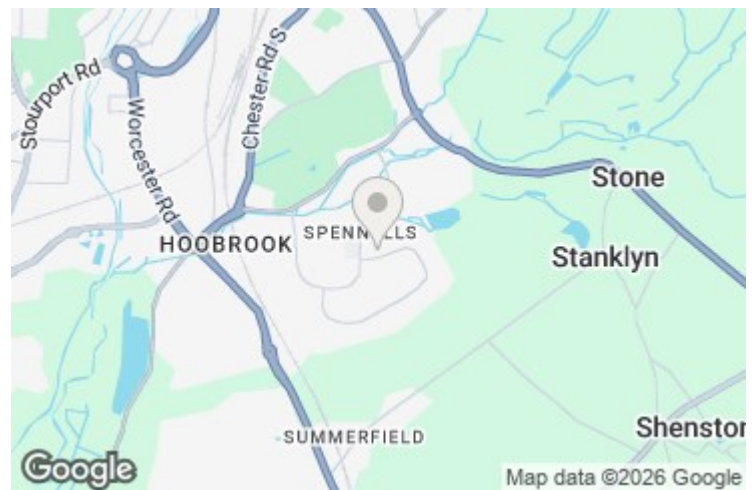
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

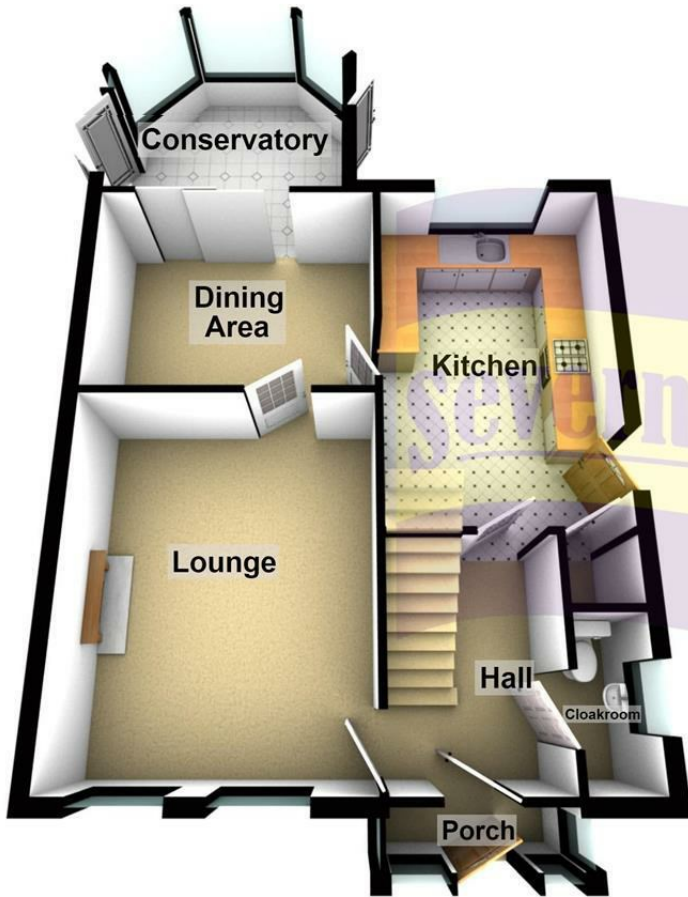
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

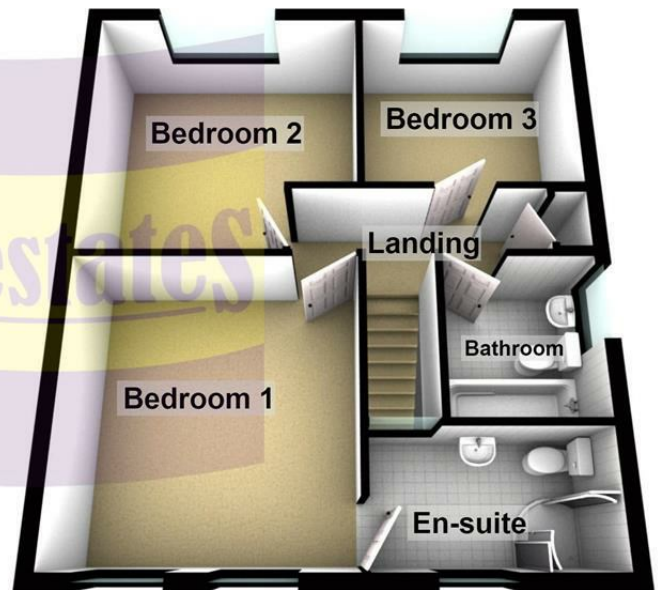
RP-07/08/2026-V1



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	