



**2 Russell Road**  
Kidderminster, DY10 3HT

**Andrew Grant**

## 2 Russell Road

Kidderminster, Worcestershire, DY10 3HT

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**Guide Price £550,000**

An appealing traditional home awaits in this prestigious tree-lined cul-de-sac, bordering Kidderminster Golf Course.

### Key features

- Traditional home in a prestigious location
- Spacious living room with wood-burning stove
- Separate dining room or office space
- Well-appointed kitchen breakfast room with skylight
- Convenient downstairs cloakroom/WC
- Sizeable double bedrooms with abundant natural light
- Family bathroom and separate shower room
- Expansive garden with sunny orientation
- Ample driveway for multiple vehicles
- Garage and utility room

Freehold / 2,098 sq ft





This attractive traditional property sits nicely positioned on a desirable leafy no-through road adjoining Kidderminster Golf Course. This presents an excellent opportunity to acquire a well-appointed family home thoroughly cared for by its current owners. The light and airy interior offers a spacious layout of accommodation, currently comprising three bedrooms on the first floor, with potential for conversion to four by repurposing one of the two bathrooms. The spacious ground floor features a wonderfully light and airy living room that seamlessly connects to the mature gardens. Additionally, there is a separate dining area and a 27ft kitchen leading to useful storage rooms offering a variety of possibilities.

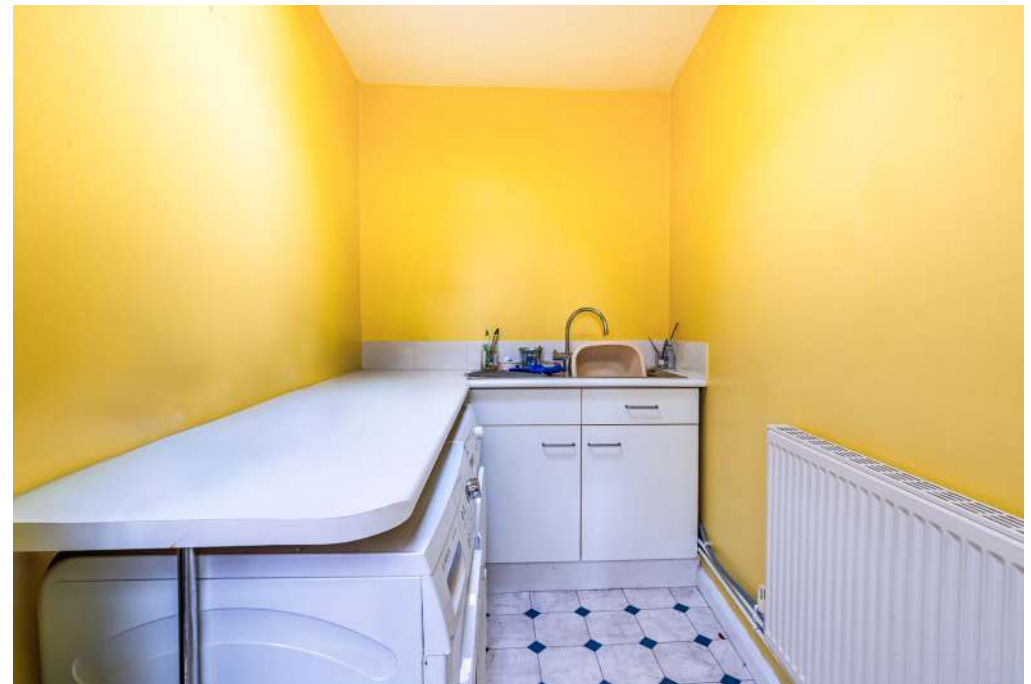


### **Driveway**

The property boasts a tarmacadam driveway, providing ample space for multiple vehicles and leading to the attached garage.

### Garage and Utility Room

The garage features an up-and-over door at the front and is currently partitioned into sections, previously utilised for storage and as a gym area. To the rear of the garage is a convenient utility room, equipped with base units and plumbing for appliances. A covered storage area beside the garage offers easy access from the driveway, with an internal door leading into the kitchen.





### **Sitting Room**

Upon entering the property through the front door, one is greeted by a welcoming entrance and inner hallway adorned with wall lights, with stairs rising to the first floor and doors opening to the ground floor living areas.

Nestled at the heart of the ground floor, a spacious living room welcomes natural light through two multi-aspect picture windows and French doors leading to the rear garden. The focal point of this room is a wood-burning stove, complemented by two column radiators, downlighters and a built-in bookcase with storage below.



### **Kitchen Breakfast Room**

The well-appointed kitchen spans the length of the property, featuring a dining space at one end illuminated by a skylight. The kitchen boasts downlighters, tiled flooring and matching wall and base units housing a built-in oven, microwave and work surfaces with an inset sink drainer and hob, complemented by an extractor fan above. There is ample room for a fridge freezer, along with a built-in wine rack. The kitchen is brightened by two multi-aspect windows.





## Dining Room

Situated at the front of the ground floor, a separate dining room offers versatility as a downstairs bedroom, office or snug. Completing the ground floor amenities, a convenient downstairs cloakroom/WC off the hallway adds functionality to the living space.





## First Floor

Ascending to the first floor, you are welcomed by a spacious and bright landing, providing access to the bedroom and bathroom facilities. Three double bedrooms are serviced by a large family

bathroom at one end and a separate shower room at the other. The landing is adorned with wall lights and features a loft hatch providing access to the roof space.



### **Bedrooms One, Two and Three**

The impressive main bedroom stands out for its generous size and benefits from two windows, infusing the space with abundant natural light.

Similarly spacious, bedroom two is bathed in light from dual aspect windows, offering a serene ambiance. Located conveniently adjacent to the first-floor shower room, bedroom three provides comfortable accommodation with ample space.



### House Bathroom

The main house bathroom impresses with its spaciousness and brightness, featuring a corner bath, bidet, low-level WC, pedestal washbasin, downlighters and two windows, creating a tranquil retreat for relaxation.





## Shower Room

The well-appointed shower room boasts a chrome towel rail, vanity unit with sink and storage, tiled corner shower cubicle, along with a skylight and side window, ensuring both functionality and elegance.



### **Gardens and Grounds**

The property enjoys expansive garden space that envelops the side and rear of the house. This family-friendly outdoor area benefits from a sunny orientation and is meticulously maintained, featuring a delightful array of plants and bushes.



This idyllic garden is a haven for both avid gardeners and nature enthusiasts alike, boasting an array of plants, bushes and small trees that create a picturesque landscape.

It also features a paved patio, which leads to a spacious flat lawn bordered by mature hedging, and a charming wooden shed nestled away in one corner.

## Services

Mains gas, electricity, water and drainage.

Broadband is available at this property.

Security alarm system.

**Council Tax - Band F**

## Location

The tree-lined avenue of Russell Road resides within a highly sought-after suburb on the south side of Kidderminster, characterised by a charming array of individual period and traditional homes, including the property in question. What sets this area apart is its proximity to Kidderminster Golf Course, just yards away at the end of Russell Road, providing a picturesque backdrop to the neighbourhood. Additionally, the road's status as a no-through road ensures a tranquil setting, shielded from the hustle and bustle of town life.

This location not only boasts aesthetic appeal but also offers exceptional convenience, with easy access to nearby amenities and the town centre. Situated approximately one mile away, the town centre is easily reachable on foot from the property, offering a diverse array of high street stores, supermarkets, coffee houses, riverside bistros, pubs and eateries.





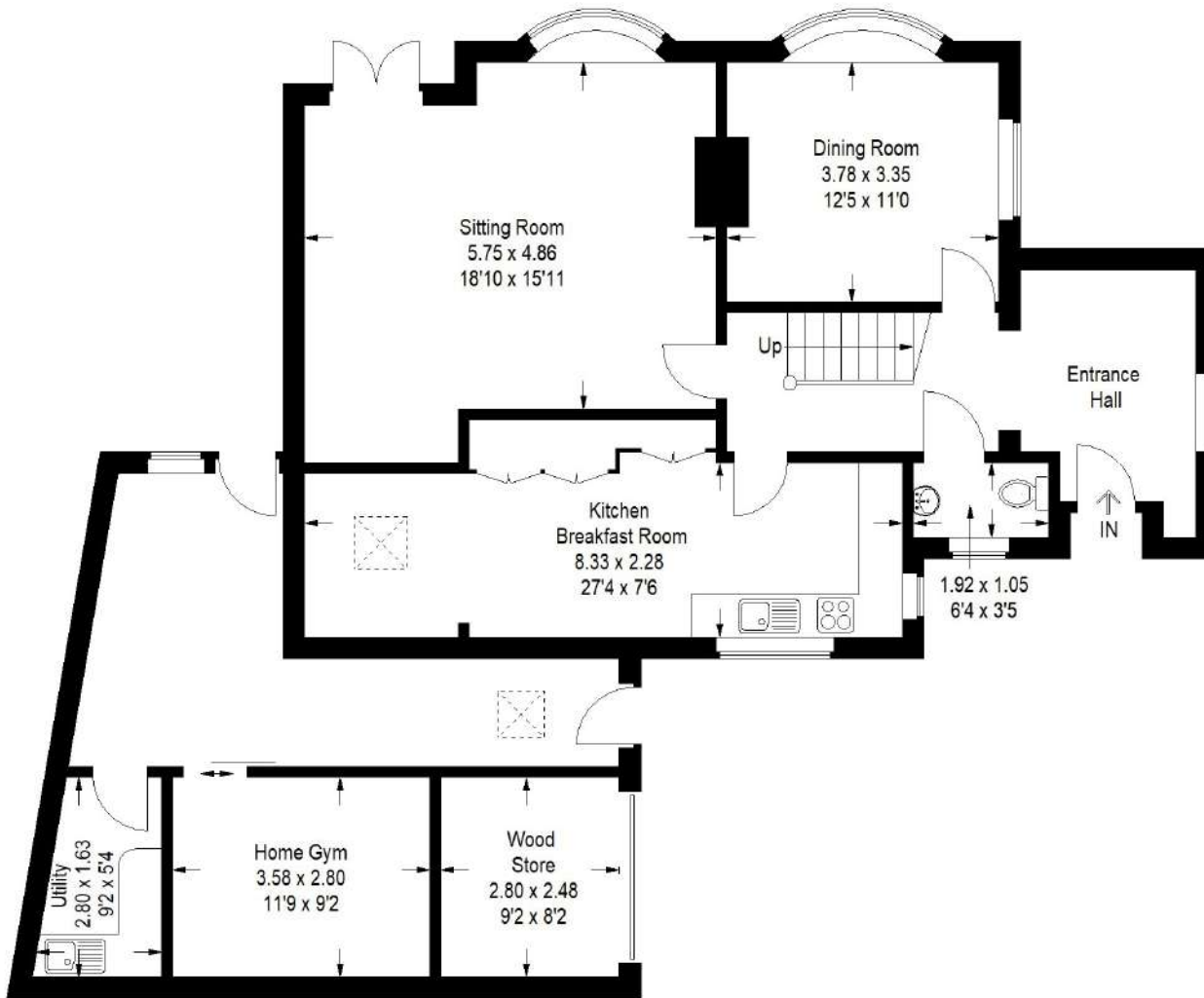
Russell Road benefits from its proximity to Kidderminster's train station, located just 0.6 miles away, providing regular services to Worcester, Birmingham and London. Moreover, the renowned Severn Valley Steam Railway operates from here, adding a unique historical charm to the locality, offering scenic journeys through Worcestershire's countryside to destinations like Arley and Bridgnorth.

Local educational facilities include the highly regarded King Charles I Secondary School and Sixth Form, conveniently situated just around the corner on Comberton Road.

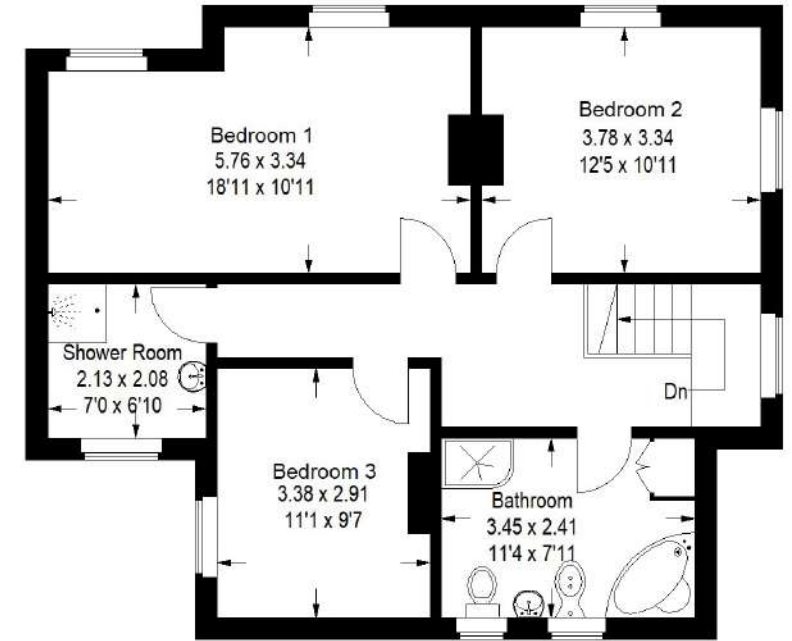


# 2 Russell Road, Kidderminster

Approximate Gross Internal Area = 153.2 sq m / 1649 sq ft  
 Utility / Home Gym / Wood Store = 41.7 sq m / 449 sq ft  
 Total = 194.9 sq m / 2098 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

This plan is for guidance only and must not be relied upon as a statement of fact.



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**Andrew Grant**

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)