



181 Franche Road

Kidderminster, DY11 5AD

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5 Bedrooms 3 Bathrooms 5 Reception Rooms

“A majestic Victorian residence”...

Scott Richardson Brown CEO

- This exquisite Victorian home seamlessly combines modern luxury with delightful period features, resulting in a unique family residence.
- Original period details are found throughout, including marble fireplaces, bay windows and Minton tiled flooring, adding character throughout.
- A modern open-plan kitchen living room captivates with its vaulted ceiling, gas-fired AGA and granite-topped island, perfect for gatherings.
- Upstairs, discover four double bedrooms, two pristine bathrooms and a gallery landing with a cosy seating area and views of the front aspect.
- For multi-generational living or a rental opportunity, a premium self-contained annexe awaits, offering comfort with an open-plan layout.
- Nestled within nearly a quarter of an acre, the landscaped gardens feature a stone patio, expansive lawns, and a delightful outdoor dining area.

3,378 sq ft (313.8 sq m)





This standalone property is nestled in enchanting private gardens and features a self-contained annexe.

This exceptional early Victorian residence emanates grandeur and opulence befitting its era. Meticulously preserved by the current owner, every enhancement to this remarkable home has been thoughtfully executed. The outcome is remarkable, preserving the original character while integrating modern conveniences, including an expansive family kitchen and self-contained annexe.

Converted from a double garage at considerable expense, the annexe adds an invaluable dimension to the property, catering to those seeking dual occupancy or income generation. Utilising this exquisite ancillary dwelling as a holiday let through Airbnb, the seller has cultivated a thriving business, drawing a diverse clientele attracted not only to the area's work opportunities but also to the myriad of attractions found within the Wyre Forest district.





The driveway

The property is approached from Franche Road via a private shared access road, leading to this and one other property beyond. This property benefits from a substantial driveway that can accommodate around five cars.

With the previous garage now converted to ancillary accommodation, there is potential to erect a carport or additional garaging by utilising some of the large gardens, subject to securing relevant planning permissions.



The entrance

Once through the period front door, one is greeted by a grand and inviting entrance hallway, setting the tone for what follows. Adorned with classic period Minton tiled flooring and stained glass, the hall features stairs rising to the first floor and provides access to the ground floor accommodation through the inner and rear hallways.



The dining room

A large archway from the hallway leads to the first of three spacious reception rooms, currently used as a formal dining room. Centred around an original marble fireplace and adorned with wall lights, the room features a window to the front aspect.



The sitting room

To the right of the main hallway is an excellent sitting room bathed in light from a bay window and a door leading out to the garden. The bay incorporates a useful window seat and the room features a marble fireplace with an inset gas fire.





The drawing room

The largest of the reception rooms, the drawing room is simply beautiful, exuding warmth and comfort. Centred around an attractive marble fireplace housing a living flame gas fire, the room is illuminated by high-quality lighting by Christopher Wray. It boasts a bay window and French doors leading out to the garden.



The kitchen

A tremendous open-plan kitchen further enhances the ground floor space, providing a large living area perfect for entertaining. The kitchen seamlessly blends with the period aesthetics of the original house, featuring a vaulted ceiling, a wood-burning stove and Travertine

flooring. Fitted to a high standard, the kitchen includes a gas-fired AGA, a granite-topped island, AEG oven and hob, integrated dishwasher and fridge freezer. Off the kitchen, there is a utility room with matching granite work surfaces and units, plumbing for appliances and a useful pantry.



The living area

The kitchen transitions into the living area, creating a seamless open-plan space that provides plenty of room for comfortable seating arrangements. This well-appointed area boasts Velux windows and elegant French doors that open up to the garden, allowing natural light to flood the space.





The first floor

The first floor of this property continues to impress, with four large double bedrooms serviced by two high-quality bathrooms. Access is via a lovely gallery landing, which incorporates a pleasant seating area complete with a window seat and useful storage underneath.



The master suite

The incredibly spacious and tastefully appointed master suite sets the tone, featuring newly redecorated walls, fitted wardrobes to one wall and multi-aspect windows.



The en-suite

The en-suite wet room features quality Travertine tiling throughout, downlighters, a washstand with a circular basin, chrome towel radiator and a useful linen cupboard.



Bedrooms two, three and four

Bedrooms two and three are similarly spacious bedrooms, both featuring fitted wardrobes offering ample storage. The fourth bedroom features dual aspect windows, fitted wardrobes and a window seat offering views over the garden.



The bathroom

The main family bathroom boasts a quality finish, with a Victorian-style roll-top bath, downlighters, oak flooring and a chrome towel radiator.



The annexe

A remarkable addition to this home is the self-contained annexe, beautifully converted from a double garage. Tastefully presented to an excellent standard, the annexe has generated an excellent income

for the owner as an Airbnb and offers a great future investment for those with designs on letting. It also provides a fantastic living space for family members as part of multi-generational living.



At the heart of this ancillary dwelling is a fantastic open-plan area combining living, kitchen and bedroom space. Featuring a vaulted ceiling with exposed beams, this area is flooded with light from floor-to-ceiling windows and patio doors. It includes two designer

vertical radiators, a remote-controlled electric fire with a rustic wood surround and built-in wardrobes. The neatly fitted kitchen boasts a contemporary design and comes equipped with essential appliances such as an oven, hob, dishwasher and washing machine.

The annexe also benefits from a beautifully presented bathroom that is tastefully appointed with downlighters, a bathtub, a separate shower cubicle, chrome towel radiator and Velux skylight.





Gardens and grounds

This significantly large period house is complemented by extensive mature grounds, wrapping around the property and totalling nearly a quarter of an acre. The gardens are beautifully maintained and planted, offering private and secluded outdoor space.



A stone patio provides an ideal spot for al fresco dining, while large lawns with mature borders boast an array of specimen plants and trees. Features include a sundial paved seating area, gravel pathways and a variety of colourful camellias, twisted hazel and weeping ash.

Location

A charming Victorian residence pleasantly set back from the road in secluded grounds, spanning nearly one quarter of an acre. This arrangement suits purchasers seeking privacy without sacrificing proximity to town.

Franch Road, a leafy thoroughfare on the Bridgnorth side of Kidderminster, provides convenient access to both the town centre and breathtaking countryside, all within a short stroll. Families will value the nearby Baxter College Secondary School, just a brief walk from the property.

Kidderminster's vibrant hub lies just over a mile away, offering a diverse range of shops and amenities, from high street retailers to supermarkets, pubs and eateries. The town serves as an excellent central base for travel and commuting, with the Comberton Hill Train Station facilitating access, alongside the charming Severn Valley Steam Railway.

Outdoor enthusiasts will discover numerous green spaces nearby, including White Wickets Park off Franche Road, Habberley Nature Reserve and the Staffordshire/Worcestershire canal. The canal boasts miles of picturesque towpaths winding through the idyllic Worcestershire countryside, connecting neighbouring towns and villages.

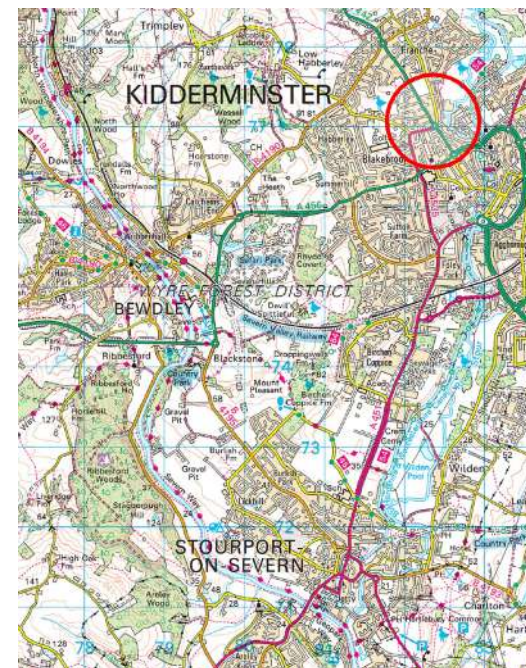
Services

Mains gas, electricity, water and drainage.

Broadband is available at this property.

Council Tax

The Council Tax banding for this property is **Band F**



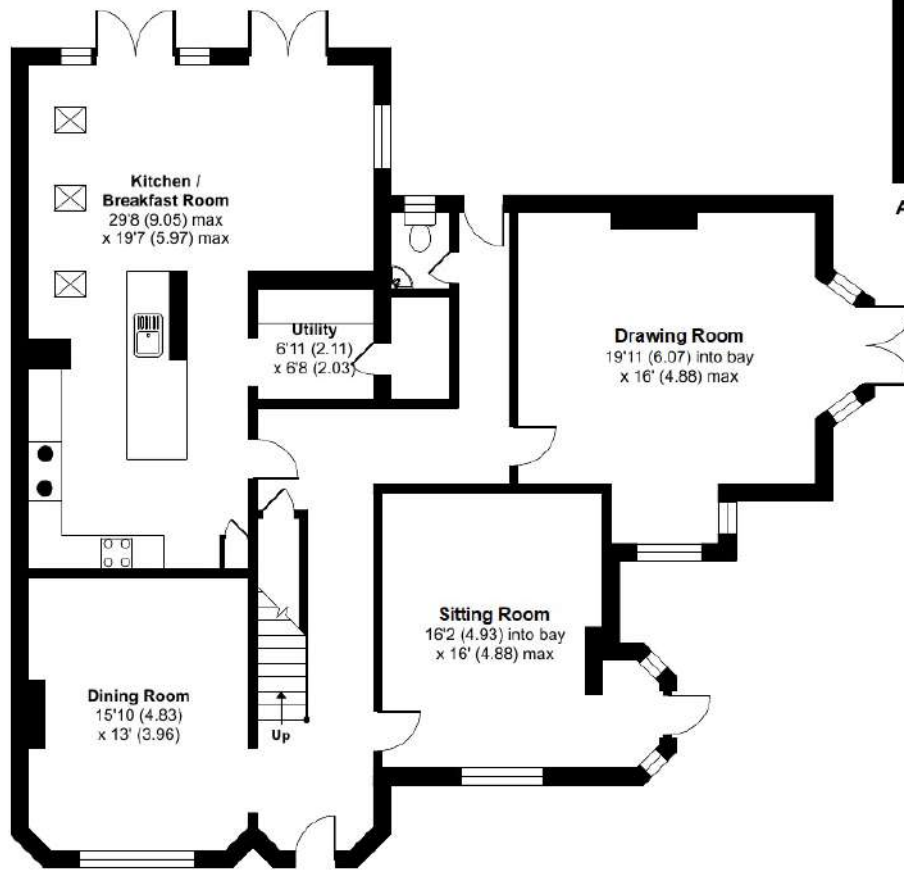
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Approximate Area = 2931 sq ft / 272.2 sq m
 Annexe = 447 sq ft / 41.5 sq m
 Total = 3378 sq ft / 313.8 sq m

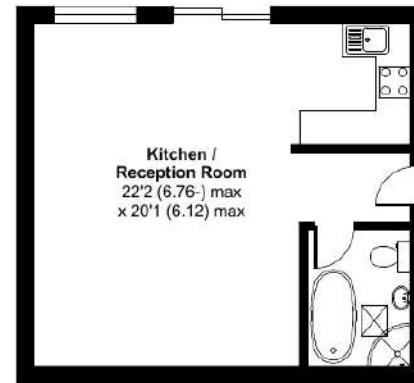
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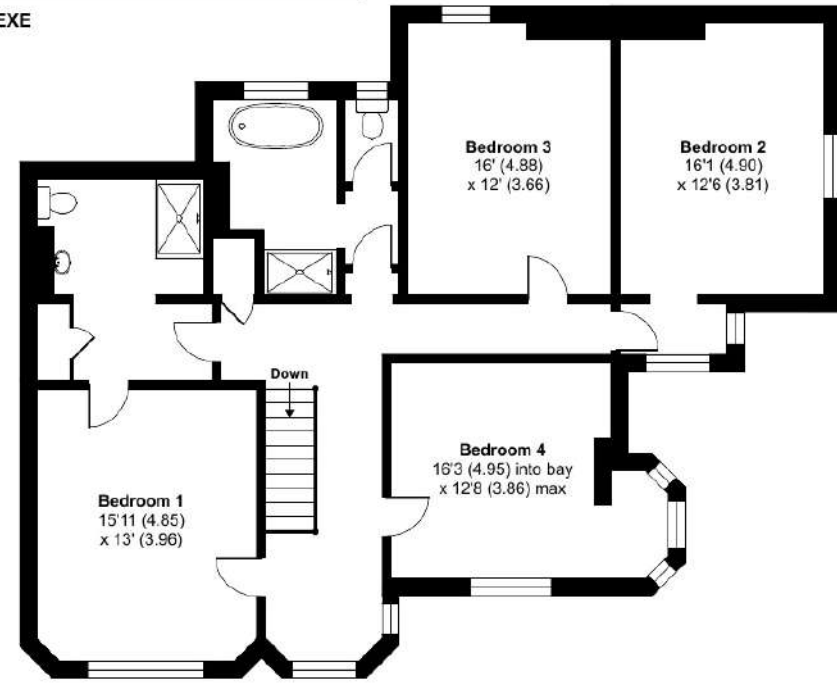
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



ANNEXE



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2024. Produced for Andrew Grant. REF: 1096450



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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