



**55 George Street**  
Kidderminster DY10 1PY

**Andrew Grant**

# 55 George Street

Kidderminster DY10 1PY

**3 Bedrooms 1 Bathroom 2 Reception Rooms**

A well-sized three-bedroom property awaiting your personalised touch to be transformed into a wonderful and welcoming family home. Conveniently located in the centre of Kidderminster, this property is within walking distance to local amenities, schools and transport links.

## Key features

- A versatile, three-bedroom property brimming with potential.
- A semi-detached home, fully equipped with fixtures and fittings throughout, offering room for comfortable living.
- Well-sized living room and versatile ground floor space, awaiting your personalised touch.
- Functional kitchen space with room for a breakfast table.
- Secluded and low-maintenance garden.
- Ample off-road parking.
- Situated in central Kidderminster, offering easy access to city amenities and schools.

1205 sq ft (111.9 sq m)





### The kitchen

The kitchen is a functional space featuring an oven and hob, a washbasin, a washing machine and tumble dryer, a sink and ample cupboard and worktop space. A window allows natural light to flood the room, enhancing its welcoming and functional atmosphere.



### The sitting room

Adjacent to the kitchen is a generously sized and inviting sitting room, highlighted by a large window overlooking the front of the property. The room features a gas fireplace set within a wooden mantelpiece, adding warmth and character. It also offers convenient access to both the hallway and kitchen, enhancing the flow and functionality of the home.





### **Bedroom one**

Bedroom one is a generously sized double bedroom which overlooks the rear of the property. In need of renovation, this space could be transformed into a spacious and luxurious family bedroom.



### Bedroom two

Bedroom two is another well-sized room which benefits from a built-in cupboard space for belongings, enhancing space and functionality. This room, in need of modernisation, could be transformed into another welcoming bedroom.





### **Bedroom three**

Completing the accommodation is bedroom three, a cosy single bedroom adjacent to bedroom one. The space benefits from a large window which floods the space with natural light, offering wonderful views of the garden.



### **The shower room**

The property benefits from a tiled shower room. The space is equipped with a large walk-in shower cubicle with accessibility fittings, a WC and washbasin offering both comfort and practicality.





### **The lower ground floor**

Located on the lower ground floor, this versatile and easily accessible ground attic space provides endless opportunities. This room, also equipped with a WC could make an additional bedroom, a studio, an office space or a playroom, catering to any homeowner's needs. The space also opens out onto the garden, providing a expansive indoor/outdoor space.



### The garden

To the rear of the property is the garden, a private retreat. This outdoor space includes a lawn and small patio area offering a potential setting for outdoor dining and relaxation. A convenient door adjacent to the lower ground floor adding to the functionality and space of the garden area.



## Location

The property is positioned off the St Mary's ringway in central Kidderminster. The elevated position of this road affords the property lofty views across Kidderminster town to distant countryside.

An enticing aspect of this location is just how convenient it is for accessing the town and other useful amenities. The centre of Kidderminster is a short stroll away, providing residents with a good shopping experience, including high street stores, a variety of supermarkets and lots of pubs, restaurants and riverside bistros.

Kidderminster offers a range of educational options, including well-regarded primary schools like St. George's C.E. Primary and Franche Community Primary, as well as secondary schools such as King Charles I School and Baxter College. The town also has special education provisions at Wyre Forest School and further education opportunities at Kidderminster College.

For those who regularly travel or commute, it is important to note that the train station is also within walking distance from here and offers an excellent service to Birmingham, Worcester and London. The station is also home to the celebrated Severn Valley steam railway, which provides beautiful scenic journeys to Bewdley and Bridgnorth.

## Services

The property benefits from mains gas, electricity and water.

**Council Tax - Band B**



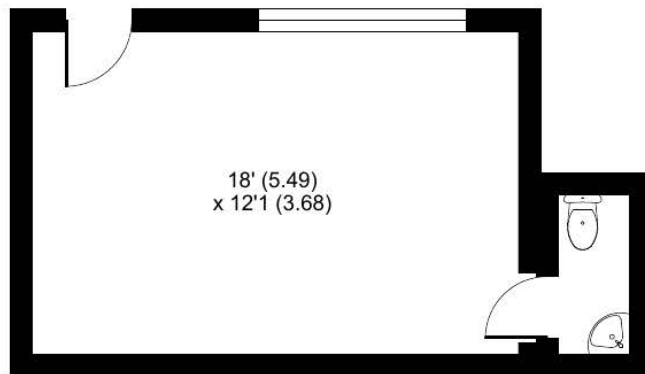
# George Street, Kidderminster, DY10

Approximate Area = 1205 sq ft / 111.9 sq m

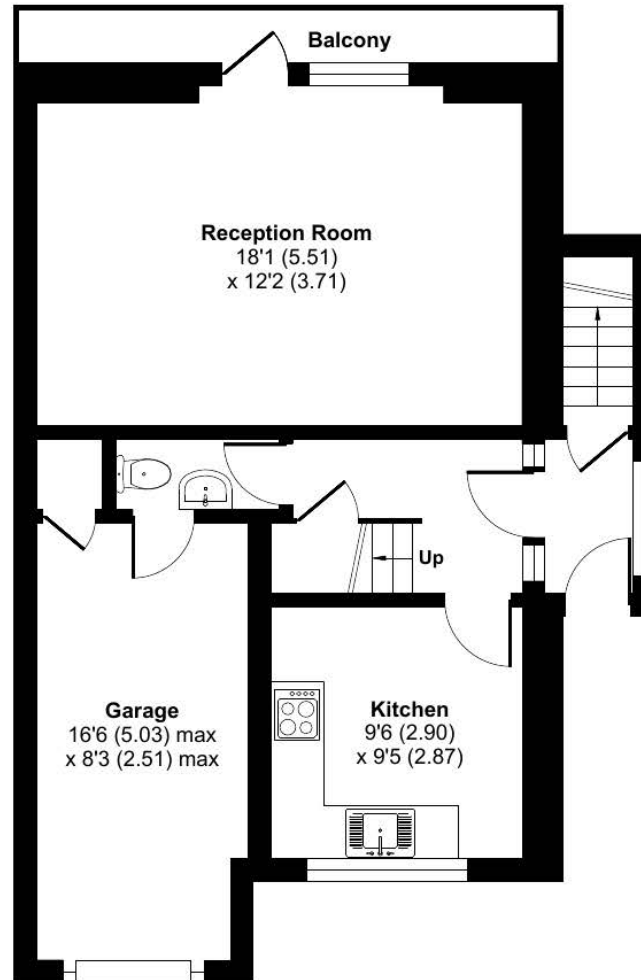
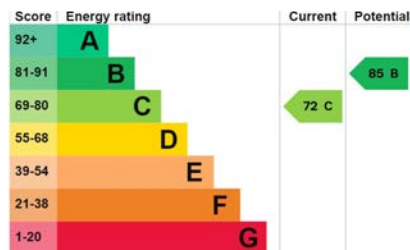
Garage = 158 sq ft / 14.7 sq m

Total = 1363 sq ft / 126.6 sq m

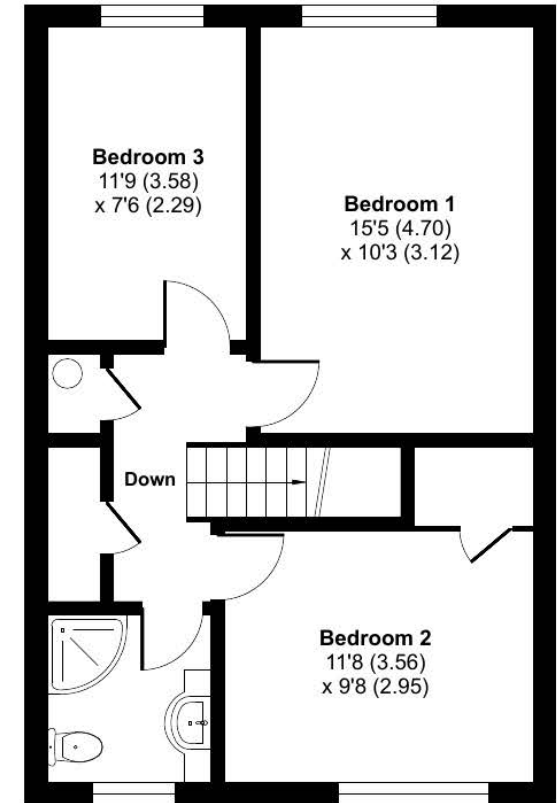
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1179652



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