



28 Linden Avenue
Kidderminster, DY10 3AB

Andrew Grant



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4 Bedrooms



2 Receptions



2 Bathrooms

Freehold / 2,005 sq ft

KEY FEATURES:

- Dormer bungalow in desirable location
- Four double bedrooms
- Extensive driveway and two large garages
- South-facing conservatory
- Corner plot garden
- Summerhouse and store
- Utility with cloakroom
- Scope for light improvement

A spacious dormer bungalow located on the desirable Linden Avenue.

Location

Linden Avenue is a delightful tree-lined street in the Land Oak area of Kidderminster. The neighbourhood offers a serene environment, removed from the hustle and bustle, yet conveniently located just a mile from Kidderminster centre, with access to various services and amenities.

Kidderminster boasts a variety of high street stores, supermarkets, and numerous pubs and riverside bistros. The nearby railway station, under a mile away, offers regular services to Birmingham, Worcester and beyond, including the scenic Severn Valley Steam Railway, which provides beautiful journeys through Worcestershire.

Outdoor enthusiasts can enjoy nearby attractions like Hurcott Pools and Wolverley village, offering access to Kingsford Country Park and canal pathways.

This expansive four-bedroom dormer bungalow is set within a beautiful, tree-lined neighbourhood in Kidderminster's Land Oak area, this home is just a mile from the town centre, with its high street shops, bistros and scenic outdoor spaces like Hurcott Pools and Kingsford Country Park.



The driveway and garages

Approaching the property, a particularly large gravel driveway accommodates multiple vehicles, including motorhomes and caravans. To the left, Garage One features metal double doors and is longer than the average single garage, with a very high ceiling suitable for tall vehicles. This garage also includes a double-glazed door leading to the back garden. Garage Two, located on the right of the bungalow, already houses two double-glazed windows and a door leading to the utility room, presenting potential for conversion into additional living space, such as an extended kitchen.

The entrance hall

Step inside to a welcoming hallway with convenient storage cupboards and a staircase to the first floor. The hall connects to the main living areas, two bedrooms and the ground-floor shower room, setting a spacious tone for the rest of the home.

The living room and conservatory

At the rear of the bungalow, a large living room awaits with a cosy fireplace and windows overlooking the garden, creating an inviting space for relaxation. French doors open into a bright, south-facing conservatory with tiled floors and a glass roof, offering triple-aspect views and direct access to the patio. This space is ideal for both entertaining and quiet afternoons.

The kitchen and dining room

The kitchen and dining area, accessible from the hallway, runs from the front to the back of the property, creating a sociable space ideal for modern family living and entertaining. The kitchen includes wooden wall and base units with ample storage, and windows provide dual views of the garden and the front of the property. An integral door leads from the dining room into one of the garages, which further connects to a utility room equipped with a sink, plumbing for appliances, and a convenient cloakroom. The 'Worcester' combination boiler is also located in the utility room. From here, a door offers direct access to the garden.





The ground floor bedrooms and shower room

At the front of the property are two double bedrooms, each featuring charming bow windows that allow natural light to fill the rooms. One of these rooms could easily serve as a home office or study. Between the bedrooms is a shower room with built-in storage, a shower, WC and washbasin for added convenience on the main level.





The first floor bedrooms and bathroom

The first floor hosts two more spacious double bedrooms. Bedroom one is generously sized, with a Velux window providing a view over the garden and ample room for additional furniture. Bedroom two includes a walk-in wardrobe with a Velux window and further eaves storage, perfect for staying organised. The first floor landing provides access to yet more eaves storage, which is part boarded and features lighting. A bathroom with an oval bathtub, WC and washbasin completes this floor.

The garden

The property's garden, a corner plot that is incredibly private and benefits from a leafy south-facing aspect, is fully enclosed and primarily laid to lawn. It features a versatile outdoor space including a summerhouse with a porch, which is fully insulated and equipped with power and lighting. Two large additional sheds provide a huge amount of storage, with one of them also benefiting from power and lighting. The garden also includes a greenhouse and a patio, enhancing its appeal for relaxation and entertainment.

Agent's Note

This property features fully paid-for solar panels with a 'feed-in tariff' contract through Scottish Power, providing energy savings and sustainability benefits.

Services

Mains gas, electricity, water and drainage.

Solar panels.

Security alarm system.

Broadband available.

Council tax band - E







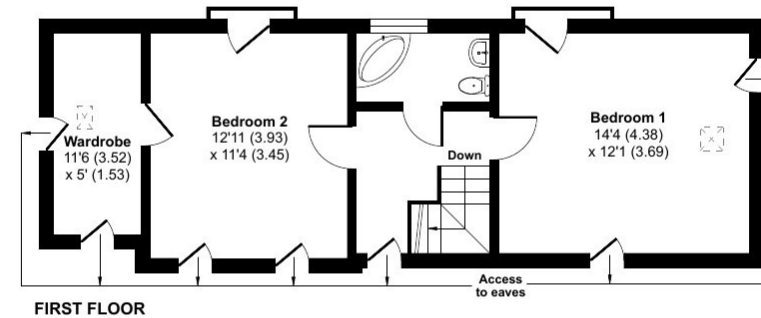
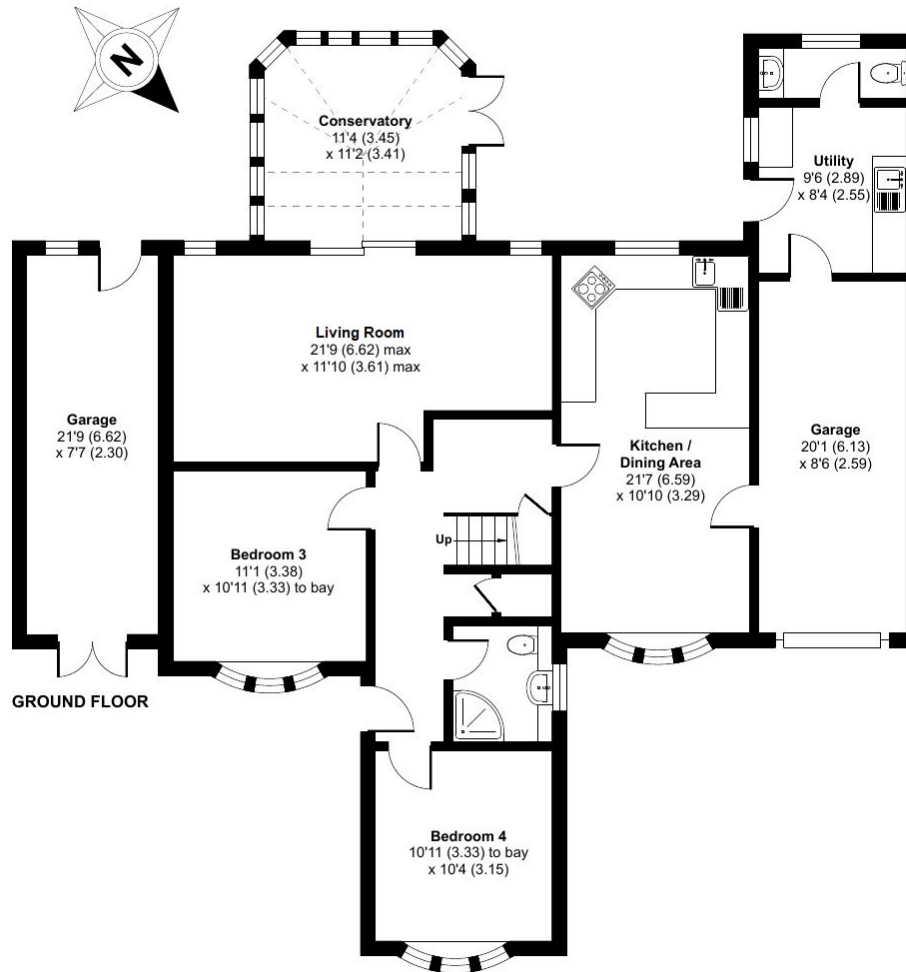
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Approximate Area = 1557 sq ft / 144.6 sq m

Garages = 448 sq ft / 41.6 sq m

Total = 2005 sq ft / 186.3 sq m

For identification only - Not to scale



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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