



28 Linden Avenue

Kidderminster, DY10 3AB

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms

A spacious dormer bungalow on sought after Linden Avenue offering generous living space, private gardens and excellent potential for a buyer wishing to create a personalised home.

- A well proportioned four bedroom dormer bungalow offering scope for modernisation.
- Attractive accommodation with large reception spaces and practical room arrangements.
- A private rear garden featuring lawn, patio, greenhouse and outbuildings.
- Expansive driveway with parking for several vehicles and two garages.
- Popular Linden Avenue location close to amenities, schooling and transport links.

Set within the desirable Linden Avenue area of Kidderminster, this spacious dormer bungalow offers an appealing opportunity for buyers seeking a generous home with clear scope to update. The well arranged layout includes a large living room opening to the conservatory, a good sized kitchen and dining area, two ground floor bedrooms and a shower room, with two additional bedrooms and a bathroom on the first floor supported by useful storage. Outside, a sizeable driveway, two garages and a fully enclosed rear garden with lawn, patio and garden buildings create a practical and private outdoor setting. Close to amenities, schools and transport links, this property provides a strong foundation for modernisation in a well regarded residential location.

2005 sq ft (186.3 sq m)





The kitchen and dining room

The kitchen and dining room form a generous and inviting space suited to daily life and social occasions. Extensive cabinetry and work surfaces support practical meal preparation while wide windows provide pleasant garden and front aspect views. The layout encourages easy movement between cooking and dining and an internal door to the garage and utility enhances convenience for a busy household.







The living room

The living room offers an impressive central space ideal for relaxation and entertaining. A feature fireplace creates an attractive focal point while wide sliding doors open to the conservatory, enhancing light and extending the room's outlook onto the garden. Its generous proportions support flexible arrangements and provide an inviting setting for everyday living.





The conservatory

The conservatory offers a bright and uplifting space with extensive glazing that frames attractive views of the rear garden. Its position off the living room enhances the sense of openness and creates an inviting area for relaxation or informal dining. Direct access to the garden strengthens its appeal as a versatile extension of the home.



The utility room

The utility room provides valuable additional workspace with fitted units, a sink and plumbing for appliances, making it ideal for managing household tasks away from the kitchen. A door leads directly to the garden for added practicality. The adjoining cloakroom enhances everyday convenience and serves both the utility area and ground floor living spaces effectively.



The primary bedroom

The primary bedroom offers a generous and private retreat on the first floor with a pleasant outlook through a roof window. Its spacious layout allows for flexible use and comfortable furnishing while useful eaves storage enhances practicality. This room creates a calm setting well suited to rest and relaxation within the upper floor accommodation.



The second bedroom

The second bedroom provides a bright and well proportioned space with a pleasant outlook through the wide window. Its layout supports flexible furnishing and offers useful access to eaves storage, making it suitable for family use or guests. Positioned close to the bathroom, it forms a practical part of the first floor accommodation.



The third bedroom

The third bedroom is a well proportioned ground floor room with an attractive bow window that draws in natural light and offers a pleasant front aspect. Its layout supports flexible use, making it suitable as a bedroom, study or guest room. Its position near the shower room adds convenience for everyday living.



The fourth bedroom

The fourth bedroom is a well sized ground floor room featuring an attractive bow window that brings in natural light and frames a pleasant front aspect. Its generous proportions allow for flexible use, making it suitable for family living, guests or a home workspace. Its convenient position near the shower room enhances everyday practicality.



The bathroom

The bathroom serves the first floor bedrooms well and features a fitted suite that includes a corner bath, washbasin and WC. A wide window introduces natural light and ventilation while the layout supports comfortable everyday use. Positioned centrally on the upper floor, it provides convenient access for both bedrooms and enhances the practicality of the accommodation.



The shower room

The shower room is conveniently positioned on the ground floor and features a fitted suite with a corner shower, washbasin and WC. A window provides natural light and ventilation while the surrounding storage enhances everyday practicality. Its location near the ground floor bedrooms makes it particularly useful for family living or visiting guests.



The rear garden

The rear garden provides an inviting outdoor setting with a generous lawn, established planting and defined seating areas. A summerhouse and greenhouse offer further appeal for hobbies and relaxation while the enclosed layout creates a sense of privacy. This versatile space is well suited to families, entertaining and those who enjoy tending to a garden.





The driveway and parking

The property is approached via a generous gravel driveway that offers extensive parking for several vehicles and leads directly to two garages, each providing valuable storage and flexibility. The wide frontage gives a strong sense of arrival and creates an excellent setting for those seeking convenient parking arrangements within a desirable residential location.

Location

28 Linden Avenue enjoys a desirable position within the well regarded Land Oak area of Kidderminster. This peaceful tree lined residential setting provides a pleasant environment while remaining close to the town's amenities. Kidderminster offers a wide choice of shops, supermarkets and services, ensuring daily needs are within easy reach. The town centre includes a range of eateries and leisure facilities and nearby outdoor attractions such as Hurcott Pools and Kingsford Country Park provide welcome opportunities for walks and recreation.

The area is well served by local schools, making it a suitable choice for families seeking access to education. Medical centres and community facilities are also conveniently placed. Transport links are strong with Kidderminster Station offering rail services to Birmingham, Worcester and beyond. Road connections support straightforward travel to Stourbridge, Bewdley and the wider region. Regular bus routes also run through the area adding further convenience for those who prefer public transport.

Linden Avenue benefits from its proximity to both green spaces and urban amenities, creating a balanced and appealing lifestyle for residents. The location supports a comfortable pace of living with access to everything required for daily life and easy reach to the countryside for leisure. Buyers seeking a well connected yet peaceful address will find this setting particularly attractive.

Services

Mains gas, electricity, water and drainage.
Solar panels.
Security alarm system.
Broadband available.

Council Tax

The Council Tax for this property is Band E.



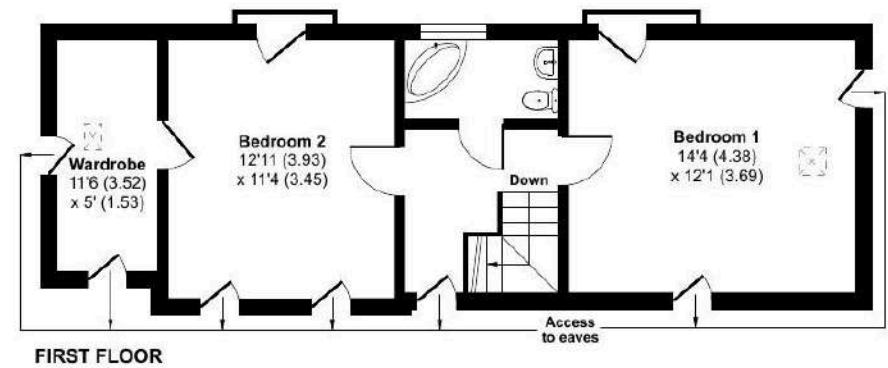
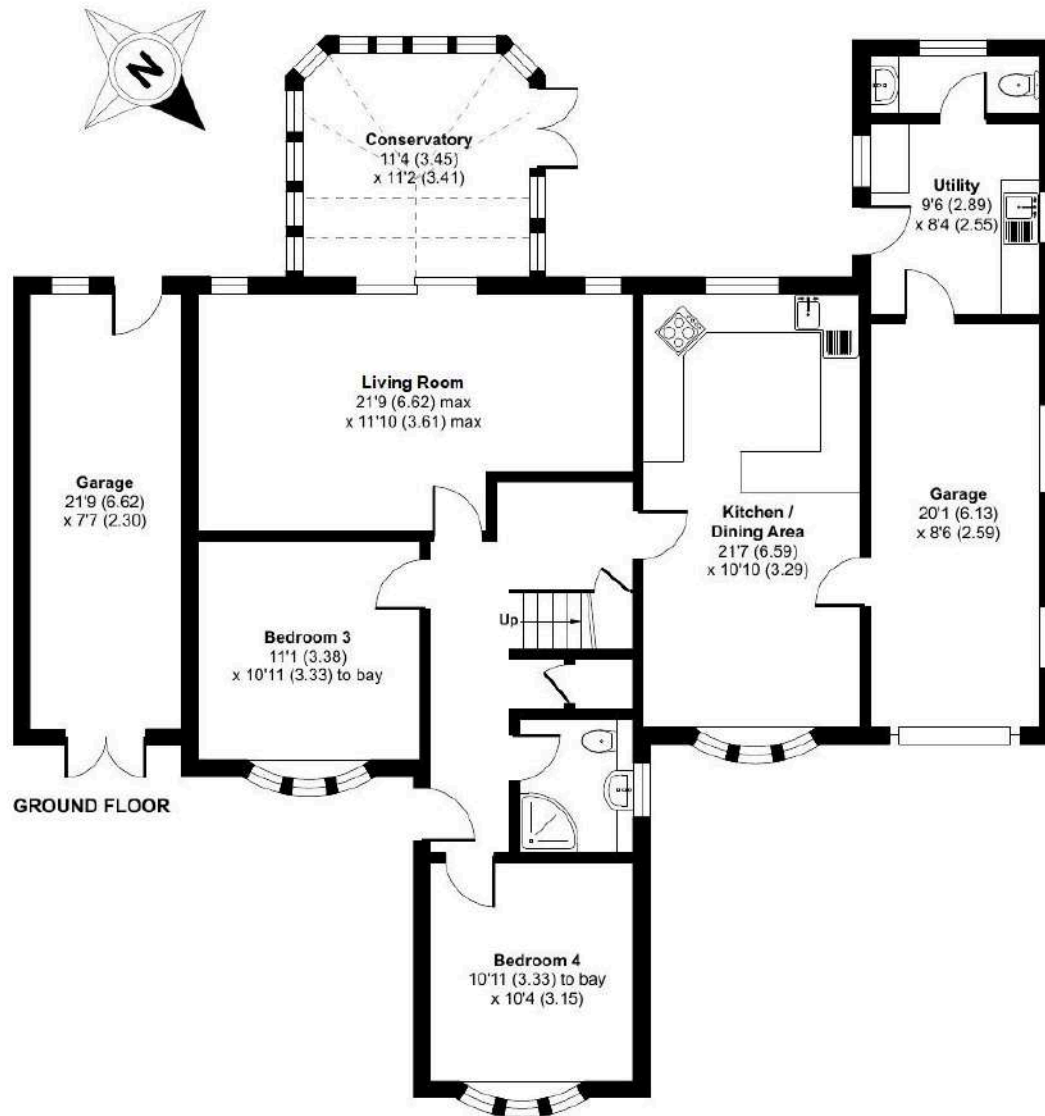
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Approximate Area = 1557 sq ft / 144.6 sq m

Garages = 448 sq ft / 41.6 sq m

Total = 2005 sq ft / 186.3 sq m

For identification only - Not to scale



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		

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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