



27 Linden Avenue
Kidderminster, DY10 3AB

Andrew Grant

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 **2 Bedrooms**  **1 Reception**  **1 Bathroom**

Freehold / 984 sq ft

A spacious bungalow on Linden Avenue featuring a south-facing garden and excellent potential for modernisation.

KEY FEATURES

- Potential for modernisation
- South-facing enclosed garden
- Expansive herringbone brick drive and garage
- Bright and spacious living room
- Kitchen and utility with cloakroom
- Convenient bathroom with walk-in bath

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.





The driveway and garage

Approaching the property, you are greeted by an expansive herringbone brick drive, providing ample space for multiple vehicles, including motorhomes and caravans. It leads to a garage with an up-and-over door. The garage also features a door into the rear garden, power and lighting, and houses the workings for an in-built Hoover system which the bungalow benefits from. The driveway is gated, enhancing security and privacy.

The porch and hallway

Stepping inside there is a welcoming porch, an ideal space for storing shoes, leading into a hallway with doors to all the main living areas and a useful cupboard for storing coats.

The living room

At the rear of the property, the bright and airy living room is a great space for relaxation and entertainment. Featuring a traditional fireplace as a focal point, this room benefits from patio doors that open directly onto the garden, allowing natural light to flood in. The room is in need of modernisation, providing you with the perfect opportunity to create a space that reflects your personal style.



The kitchen and utility

The kitchen boasts ample wall and base units for storage, complemented by tiled floors for easy maintenance. A door leads to the notably large utility room, which features work surfaces with an inset sink, additional units for extra storage and a double-glazed door that opens out to an enclosed courtyard at the front, adjoining the driveway. The utility room also includes a convenient storage cupboard and cloakroom, with another door providing access to the garden.

The bedrooms

The bungalow has two generously sized bedrooms, both situated at the front of the property. Each room is enhanced by a bow window, allowing plenty of natural light to filter through.

The bathroom

Conveniently located between the bedrooms, the bathroom is equipped with a walk-in bath with a shower above, a WC and a sink, featuring half-tiled walls for easy maintenance. A side window provides ventilation and natural light. Additionally, a towel radiator is installed to enhance comfort and convenience.

Loft space

The loft space in this home is particularly large and presents an excellent opportunity for conversion. It is easily accessed from the hallway via a wooden drop-down ladder. The area is already boarded and equipped with power and lighting.



The garden

Outside, the south-facing garden offers a blank canvas ready for your personal touch. This outdoor space features raised wooden decking, a patio area, and a lawn, all fully enclosed for privacy. While the garden is in need of some tender loving care, it has the potential to become a lovely retreat for enjoying sunny days, entertaining, or simply relaxing. Additionally, there is a large shed in the garden equipped with power and lighting, as well as a sun awning to provide shade on bright days.

Services

Mains gas, electricity, water and drainage.

Council tax band - D

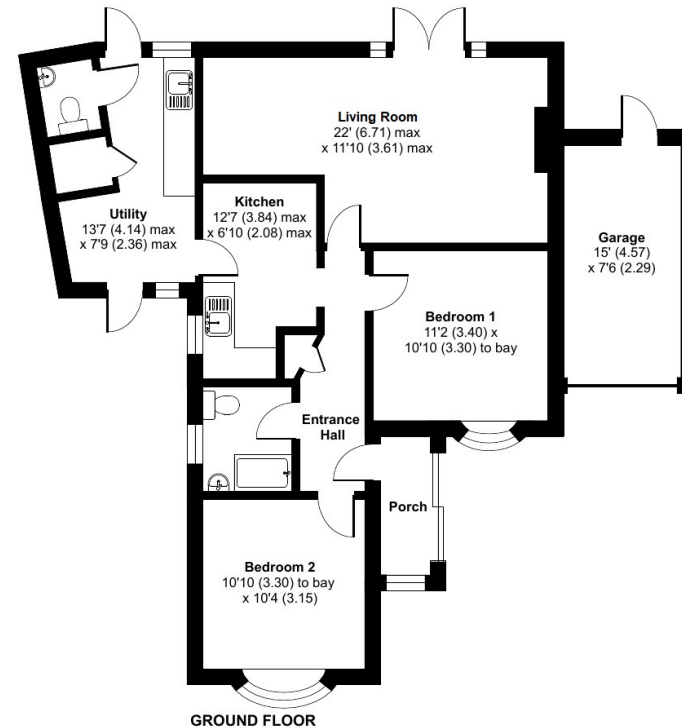




Linden Avenue, Kidderminster, DY10

Approximate Area = 984 sq ft / 91.4 sq m (includes garage)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024.
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