



10 Birmingham Road

Kidderminster DY10 2BX

Andrew Grant

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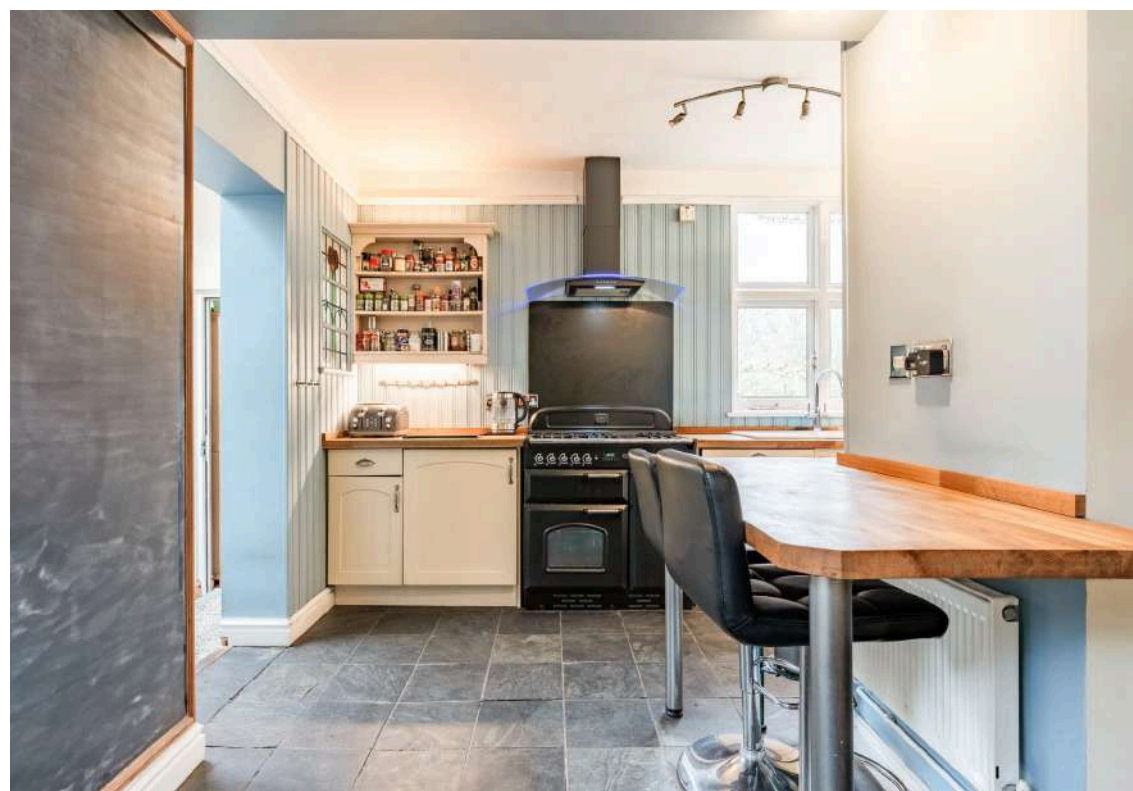
Kidderminster DY10 2BX

3 Bedrooms 1 Bathroom 3 Reception Rooms

A charming and spacious detached home offering a perfect blend of period character and modern convenience, set in a desirable location with generous gardens and ample parking.

- Beautiful detached property with a thoughtfully designed layout, offering spacious living areas and well-proportioned bedrooms, ideal for family living.
- Elegant living spaces including a bright bay fronted living room and a stunning garden room with the perfect balance of comfort and natural light.
- Well appointed kitchen and bathroom featuring stylish fittings and fixtures, adding both practicality and luxury to the home.
- Generous private garden with mature trees, lawned areas, a large summerhouse and a shed, providing a peaceful retreat for outdoor relaxation and entertaining.
- Gated driveway with ample parking, a garage and EV charge point ensuring convenient and secure off-road parking for multiple vehicles.
- Sought-after location with excellent access to local amenities and situated near well regarded schools.
- The property has approved planning permission for a two storey extension where the existing garage sits, giving a great opportunity for the buyer to maximise the space.

1530 sq ft (142 sq m)





The living room

This inviting living room is a perfect blend of charm and comfort, offering a warm and welcoming space for both relaxation and entertaining. A beautiful bay window allows an abundance of natural light to pour in. The focal point of the room is the elegant fireplace, adding a touch of character and warmth to the space.



The kitchen

A well presented kitchen which is open plan to a dining space and flows nicely to a rear garden room via the utility. Having oak work surfaces and breakfast bar, space for a Range oven, ceramic sink, nice period cupboards built in, plenty of space for a dining table/chairs, integrated dishwasher and fridge, slate tiled flooring and multi-aspect windows.





The garden room

A bright and airy extension with pleasant views of the garden. With wood flooring, Velux skylight, big window to the rear, French doors leading outside and wall lights. This room is a wonderful place to relax and enjoy the sunlight.



The utility

A spacious utility accessed via a square arch from the kitchen. With Velux skylight, oak work top, wall and base units, space/plumbing for a washing machine and tumble dryer, wall-mounted Worcester boiler, glazed door leading to the garden room.



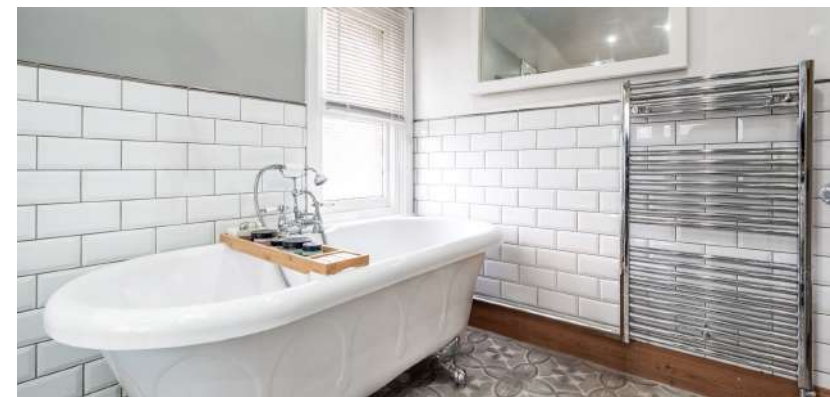
The hallway

A spacious and inviting hallway featuring charming period details, including a leaded front door, stained glass windows and elegant Minton tiled flooring. The staircase ascends to the first floor, while doors provide access to the living room, study, kitchen and cloakroom with W.C. and sink.



The bathroom

A spacious and light bathroom with modern styling/detail in keeping with the age. With under floor heating, rolltop bath, Victorian style towel rail/radiator combo, Metro wall tiles, Mosaic tiled flooring, dual aspect windows, down lighters, chrome radiator and walk-in tiled shower cubicle.





Primary bedroom

The primary bedroom is a spacious and elegant room, offering a warm and welcoming ambience. With generous proportions and a cast iron fireplace, this room provides everything needed for a peaceful and restful haven. The large window ensures plenty of natural light, while the cosy setting makes it a perfect space to unwind at the end of the day.



Bedrooms two & three

Bedroom two is a stylish and contemporary space, natural light floods through the large window, creating a bright and inviting atmosphere.

The third bedroom is a delightful and cosy space, ideal for a child's room or a charming guest bedroom. This room offers a snug yet spacious environment, ensuring comfort and tranquillity.





The garden

A big, private and established garden which is great for entertaining, featuring a covered seating area ideal for entertaining or al fresco dining, big lawn, bordered by mature privet hedging and with lots of established trees. There is an outside tap and power point making tending to the garden all the more easy.





The summerhouse

At the far end of the garden there's a large summerhouse nicely tucked away. It benefits from power and light making it a wonderfully practical space away from the main home. As well as this, the garden also has a wooden shed and a greenhouse.



The driveway

The property has a gravelled driveway with a gated entrance, an EV charge port, outside power, water tap, lighting and full security alarm system. To the right of the property is the garage which has approved planning permission for a two storey extension which could provide a master bedroom with an en suite and an additional first floor study/linen room.



Location

The property is set back from the road on a large leafy plot. It sits in front of Baxter Gardens Park and Kidderminster Tennis Club and is virtually opposite Holy Trinity school so is great for people with children.

The town centre is very convenient and within easy walking distance. Kidderminster train station is only a 10 minute walk away which is also host to the Severn Valley railway.

For those who love the outdoors, St Georges park is just at the end of the street which is a nice green space perfect for kids and animals.

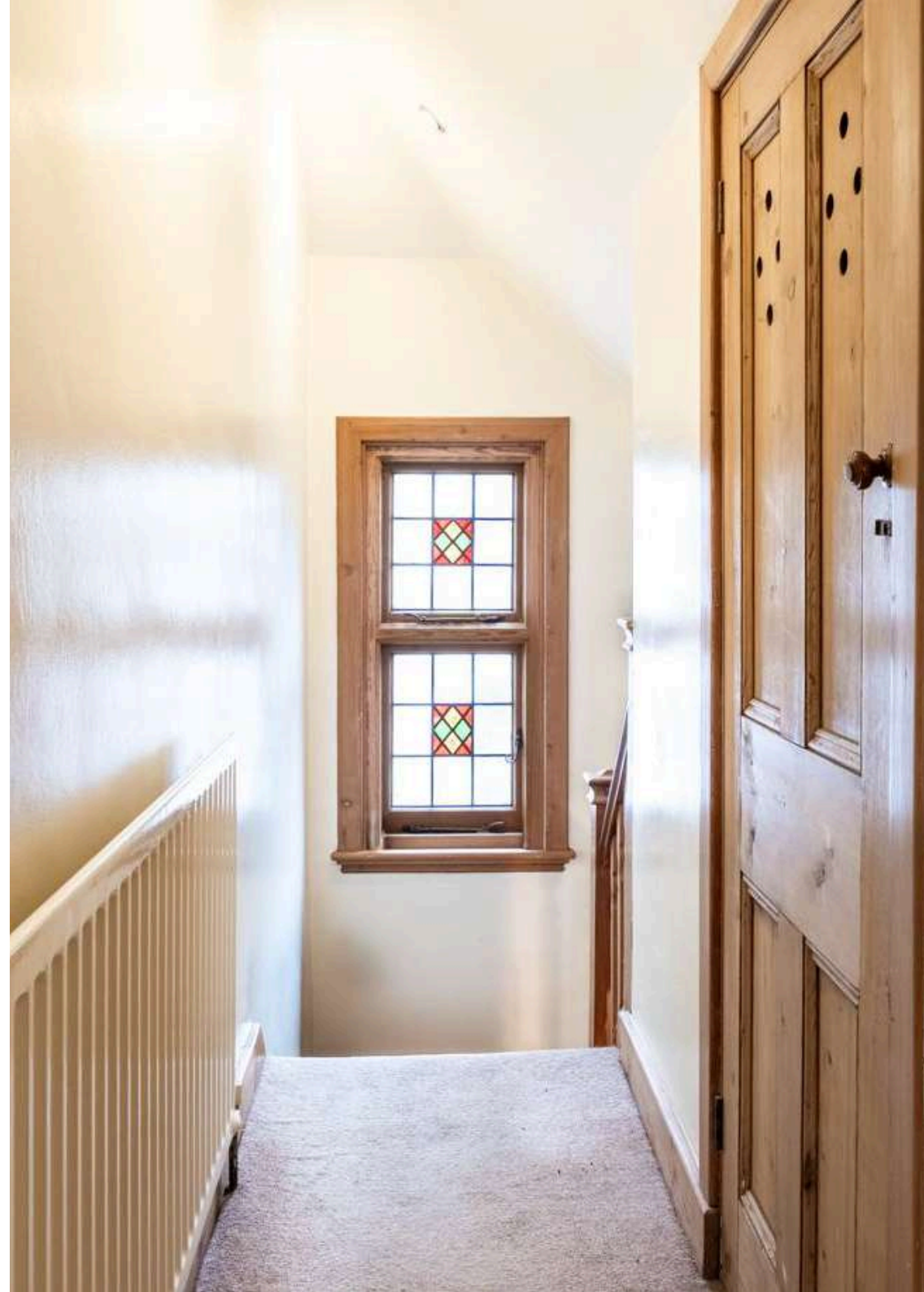
Services

This property benefits from mains electricity, water and gas.

The property also benefits from a full security alarm system.

Council Tax

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

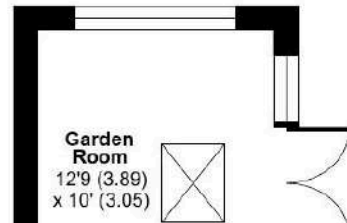
Birmingham Road, Kidderminster, DY10

Approximate Area = 1530 sq ft / 142 sq m

Garage = 226 sq ft / 20.1 sq m

Total = 1756 sq ft / 163.1 sq m

For identification only - Not to scale



Utility
8'3 (2.51)
x 5' (1.52)

**Kitchen /
Breakfast Room**
16'9 (5.11)
x 12'5 (3.78)

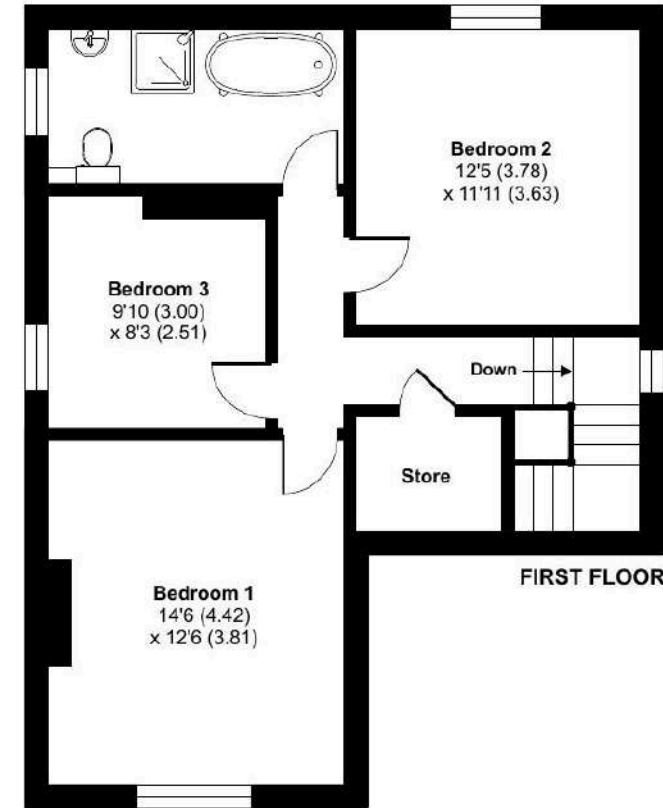
Study
12' (3.66)
x 11'11 (3.63)

Garage
18'6 (5.64)
x 12'2 (3.71)

**Entrance
Hall**

GROUND FLOOR

Reception Room
16'3 (4.95) into bay
x 12'5 (3.78)





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