



Catbells

Kidderminster, DY11 5HX

Andrew Grant

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4 Lobelia Close, Kidderminster, DY11 5HX

4 Bedrooms 2 Bathrooms 2 Reception Rooms

A spacious and versatile four bedroom family home which could benefit from a touch of light modernisation, in a popular Kidderminster location, offering ample living space, private garden and convenient access to local amenities.

- Generously proportioned four bedroom semi-detached property with multiple reception rooms.
- Enclosed porch upon entering the property which provides a great storage space for coats and shoes.
- Bright kitchen with garden access and excellent potential for modernisation.
- Spacious living and dining areas ideal for entertaining or relaxing.
- Well sized private rear garden perfect for outdoor enjoyment.
- Driveway providing off road parking.
- Situated in a sought-after area of Kidderminster close to transport links, schools and shops.

1102 sq ft (102.3 sq m)





The living room

The main living area benefits from ample natural light and a generous layout. The feature fireplace creates a cosy focal point while the open plan feel to the dining space allows for seamless entertaining and comfortable day-to-day living.





The dining room

This inviting dining space is perfect for both formal meals and family gatherings. Located adjacent to the kitchen and with sliding doors opening onto the garden, it's a naturally bright room that bridges indoor and outdoor living beautifully.



The kitchen

The previously extended kitchen enjoys a generous footprint with plentiful worktop and cupboard space. With views over the rear garden and direct access outside, it offers an ideal space for meal preparation and daily living. There is also room to personalise or update to suit modern tastes.





The shower room

The property has previously undergone a garage conversion which now provides a fourth bedroom and this newly renovated shower room. It is equipped with a walk in shower, sink and macerator W.C. This is a great addition to the home and creates extra ease within the home, especially when hosting guests.



Bedroom four

Another well proportioned room that would be ideal for a multitude of uses. This bedroom is the only one to sit on the ground floor so would be great to use as a study, home office or playroom. The shower room adjoins to this bedroom, making it a self-contained suite ideal for guests or those with any mobility issues who need downstairs living.



The master bedroom

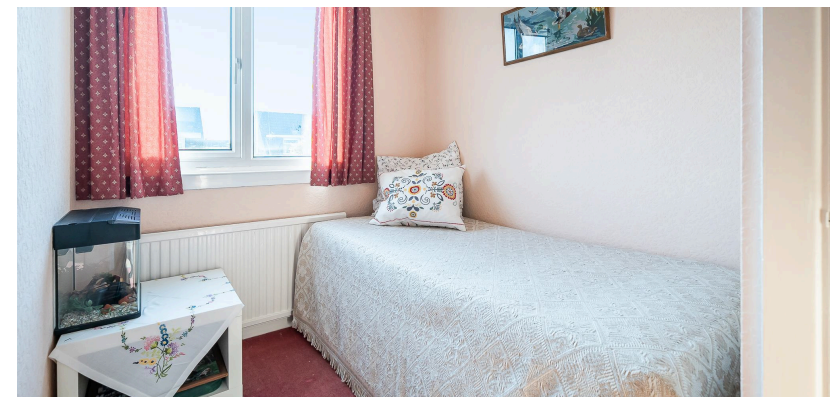
This sizeable double bedroom offers excellent built-in wardrobe space and a bright outlook. Positioned at the front of the home, it provides a peaceful retreat with plenty of room for additional furnishings if desired.





Bedrooms two & three

Both of these bedrooms benefit from excellent natural light and a comfortable layout, making them ideal as a guest rooms, children's rooms or home offices.





The bathroom

The home has a full upstairs bathroom with a bath and overhead shower, WC and basin, offering everything needed for family life. This room has room for modernisation and would be perfect for those wanting a project.



The garden

The private rear garden offers a tranquil outdoor space with both lawn and patio areas, ideal for relaxing or entertaining. Surrounded by fencing, it provides safety and privacy, perfect for families or garden enthusiasts.



Location

This property is discreetly positioned on a small quiet cul-de-sac within the sought-after Marlpool estate. Its prime location caters to residents of all ages, offering an array of amenities right on the doorstep, including local shops within the estate and schools along Franche Road and Habberley Road.

For outdoor enthusiasts it is worth noting that at the end of the cul-de-sac are rights of way leading across fields, ideal for dog walking and the like. The immediate area is surrounded by several beautiful green spaces and points of interest such as Puxton Marsh and the Staffordshire/Worcestershire canal.

Kidderminster town centre is easily accessible on foot and provides an extensive range of shopping options, services and leisure activities. This includes high street stores, supermarkets, numerous pubs and waterside bistros. Additionally, the town benefits from excellent road and rail connections to Birmingham, Worcester and the broader motorway network, enhancing its appeal as a convenient and desirable place to live.

Services

The property has mains electricity, water and gas.

Council Tax

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

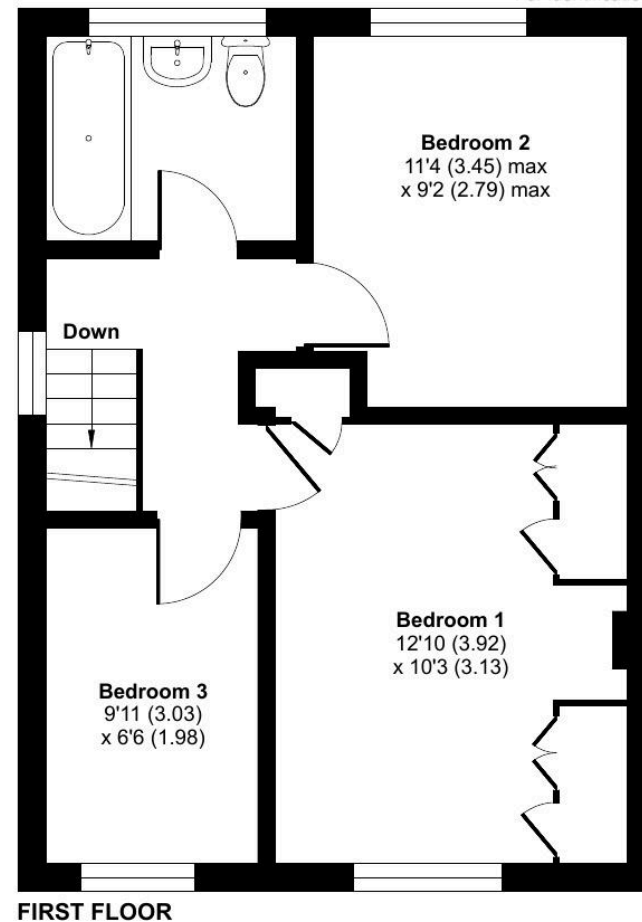
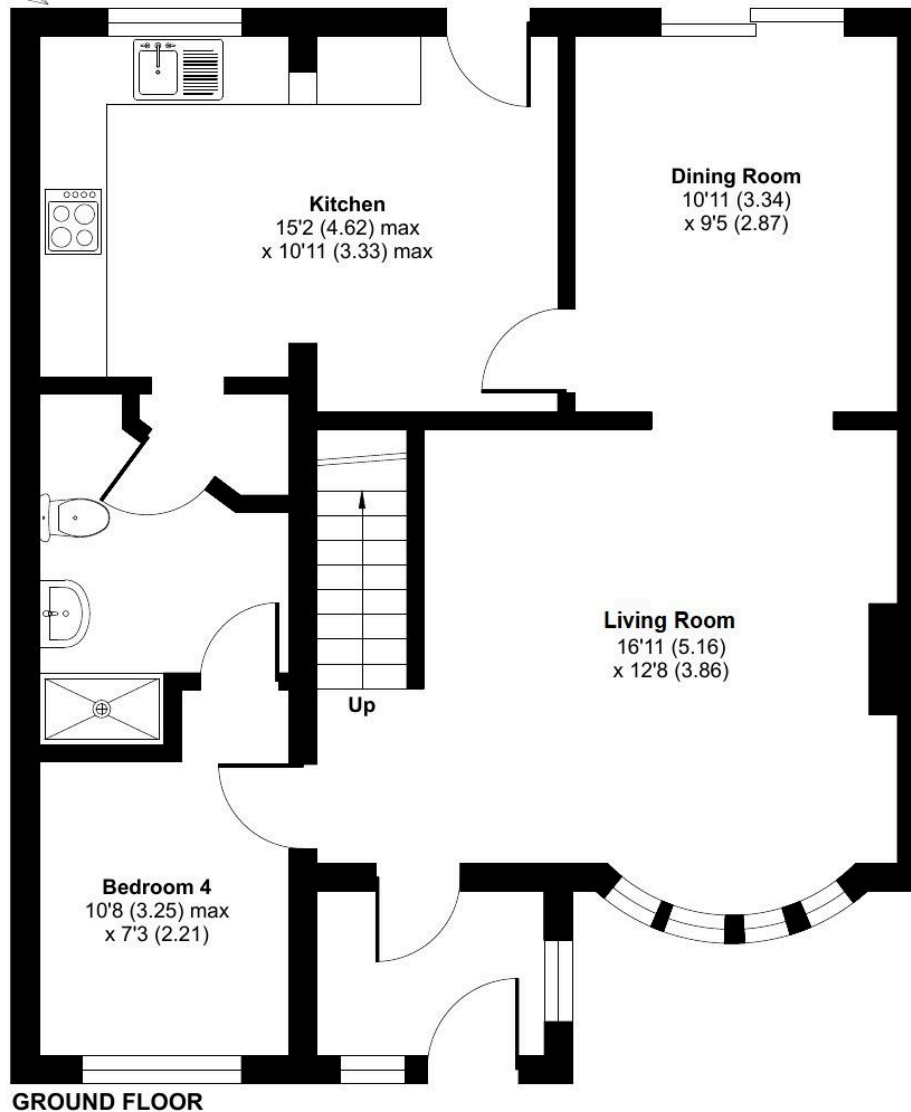




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Approximate Area = 1102 sq ft / 102.3 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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