



24, Blakebrook,
Kidderminster, DY11 6AP

Andrew Grant

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4 Bedrooms 2 Bathrooms 3 Reception Rooms

An elegant Georgian residence in Blakebrook offering spacious, characterful living, a secluded garden, large cellar and off-road parking, all moments from town and countryside.

- Beautifully presented four-bedroom Georgian home with original period charm.
- Three elegant reception rooms and a stylish, well-appointed kitchen.
- Secluded walled garden with lawn and mature planting.
- Large gravelled driveway with garage and space for four vehicles.
- Quiet leafy suburb within a conservation area close to countryside and amenities
- Expansive cellar offering excellent storage or conversion potential.

2284 sq ft (212.1 sq m)





The kitchen

Bright and charming, the kitchen is well appointed with cream cabinetry, black granite worktops and a traditional Belfast sink. A Range-style cooker forms the centrepiece, accompanied by integrated appliances including a dishwasher, fridge and washing machine. Whitewashed brick walls and sage green panelling complement quarry tiled floors, while a large window floods the space with natural light. A designer vertical radiator adds a modern touch to this otherwise classic kitchen.





The dining room

Ideal for cosy meals and entertaining, the dining room flows neatly from the kitchen in a semi open-plan layout. Period features include a beautiful cast iron fireplace with turquoise tiling, quarry tiled flooring and a picture rail. A window to the rear garden allows for leafy views and natural light, creating a warm, relaxed space for everyday family dining or more formal occasions.



The living room

Positioned at the front of the house, the main reception room exudes timeless elegance. A large bay window draws in light and frames views of the front garden, while a classic fireplace with tiled hearth and ornate surround provides a natural focal point. Tasteful decoration and generous proportions make this a perfect room for relaxing or hosting guests.





The family room

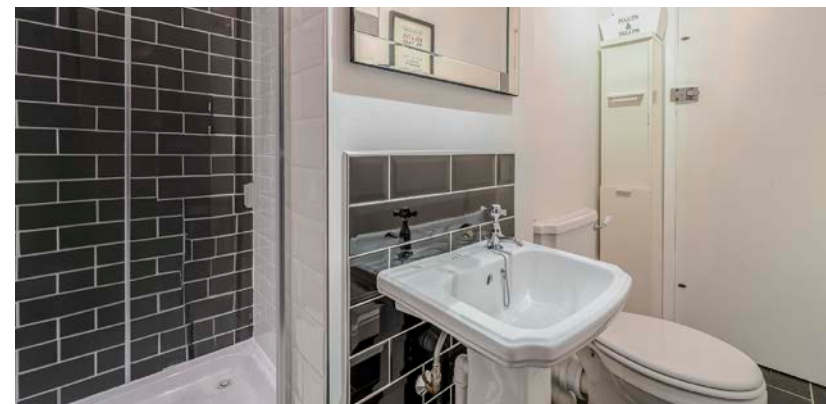
Set to the rear of the home, this inviting second sitting room enjoys direct access to the garden through French doors, topped with charming stained glass leaded lights. A striking fireplace with dark green tiling, cast iron inset and a carved wooden surround adds grandeur. Ideal as a snug or everyday family space, this room offers comfort, warmth and a lovely garden outlook.





The hallway and downstairs shower room

Entering through the striking red Georgian door, the generous reception hall immediately sets the tone with high ceilings, gothic-style arched windows and elegant stone flooring. This welcoming space comfortably accommodates furniture such as a piano or bench and offers access to all three reception rooms, the cellar and a practical ground floor shower room with WC, basin and shower cubicle. A beautifully crafted staircase rises to the first floor, continuing the home's graceful period charm.





The cellar

Accessed via the hallway, the cellar comprises two substantial rooms with excellent head height, exposed brick flooring and arched alcoves. Currently used for storage, this large basement offers exciting potential for conversion into a cinema room, office or gym, subject to relevant permissions. The space is dry, well-ventilated and lit, making it highly practical for various uses.





The primary bedroom

The spacious principal bedroom sits to the front of the property and benefits from excellent fitted furniture and a discreet walk-in wardrobe. Tastefully decorated, the room has large windows that draw in natural light and add to its airy, comfortable feel. Ideal as a luxurious main suite, it blends period character with modern convenience.





The second bedroom

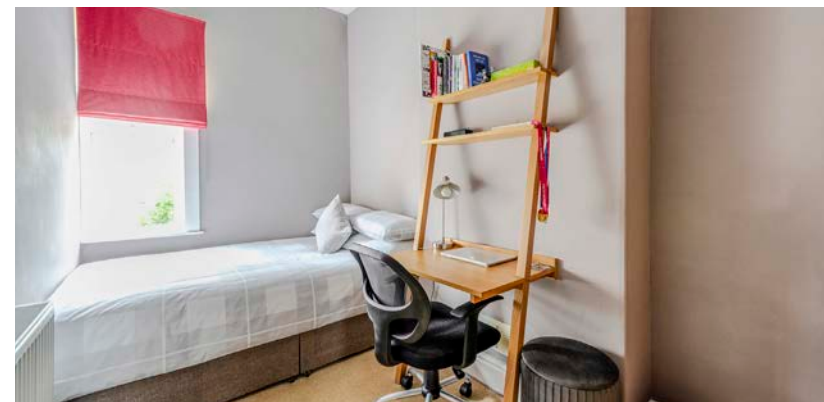
Another generous double room, bedroom two is situated at the rear and enjoys lovely leafy garden views. Its large proportions make it ideal for use as a guest room or main bedroom alternative, and there's ample space for freestanding furniture. This tranquil space is perfect for unwinding at the end of the day.





The third and fourth bedroom

Bedroom three is a well-proportioned double located at the front of the property, offering a pleasant outlook across the quiet street. Its size and layout make it an ideal space for a child's bedroom, guest room or home office. Adjacent, bedroom four provides surprising spaciousness and easily accommodates a double bed. Overlooking the leafy rear garden, it offers a peaceful and private setting, making it equally suitable as a comfortable bedroom or flexible workspace depending on your needs.





The bathroom

The family bathroom is both spacious and bright, featuring a traditional panelled bath with shower above, pedestal wash basin and low-level WC. There's also a loft hatch offering access to roof storage. Positioned off the main landing, it conveniently serves all four bedrooms and maintains the home's clean, classic styling.



The garden

At the rear, a secluded and beautifully maintained garden offers the perfect blend of relaxation and functionality. The first section features attractive block paving ideal for outdoor dining, enclosed by period walls for privacy. A lawn stretches beyond, flanked by mature beds and trees including a characterful yew in the corner. A brick-built shed provides useful storage, and a second timber shed is tucked discreetly at the garden's end.



Location

Blakebrook is one of Kidderminster's most desirable and historic suburbs, known for its fine Georgian and Victorian homes, tree-lined streets and conservation status. This peaceful area offers a timeless village-like charm while remaining incredibly convenient. The town centre lies just over a mile away and is easily reached on foot, offering an excellent array of shops, supermarkets, pubs, restaurants and essential services.

Transport links are strong, with Kidderminster Railway Station providing direct services to Birmingham, Worcester and beyond, while the nearby A456 and A449 give quick access to the wider Midlands road network.

For families, Baxter College Secondary School is within walking distance, and the area boasts several local green spaces including White Wickets Park, the scenic Habberley Valley Nature Reserve and the picturesque Staffordshire and Worcestershire Canal. These amenities, along with the tranquil surroundings and excellent connectivity, make Blakebrook a standout location for those seeking a refined lifestyle close to town and countryside alike.

Services

The property benefits from mains water, gas, electricity and drainage.

Council Tax

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



Blakebrook, Kidderminster, DY11

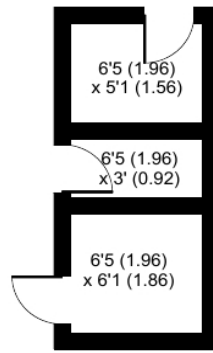
Approximate Area = 2284 sq ft / 212.1 sq m

Garage = 241 sq ft / 22.3 sq m

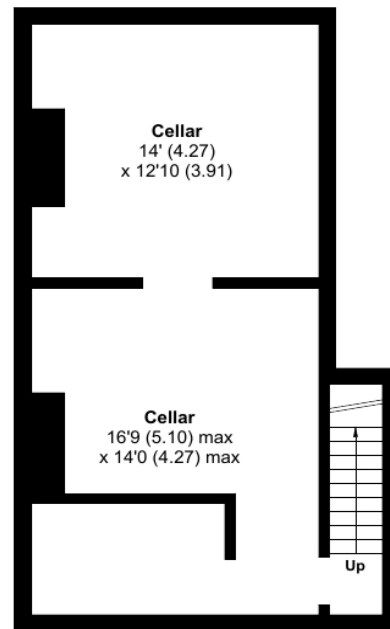
Outbuilding = 101 sq ft / 9.3 sq m

Total = 2626 sq ft / 243.7 sq m

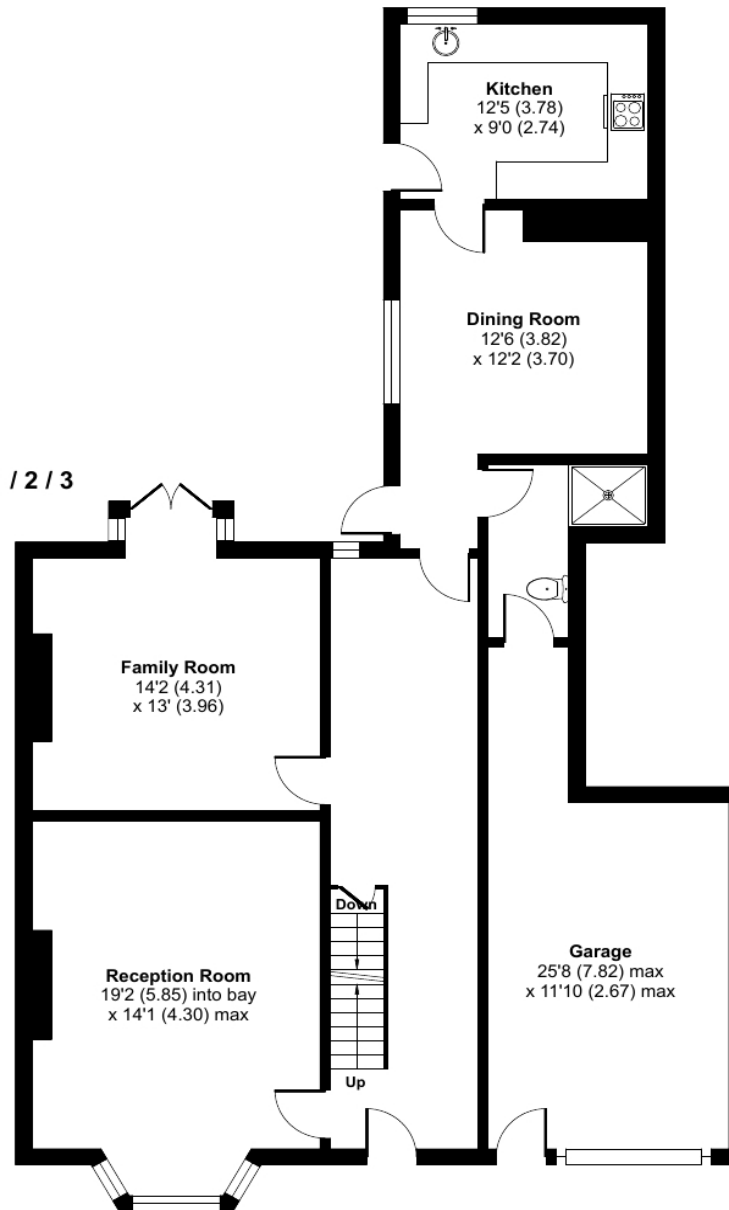
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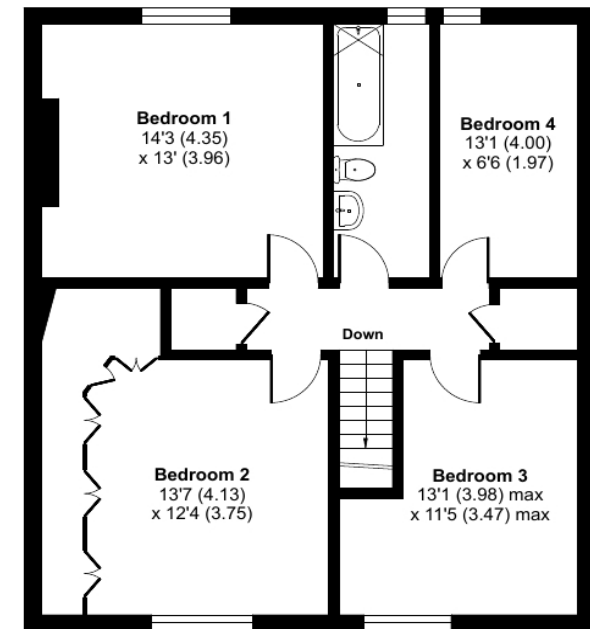
OUTBUILDING 1 / 2 / 3



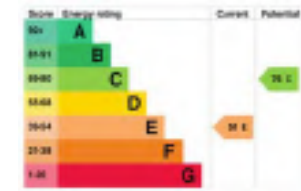
BASEMENT



GROUND FLOOR



FIRST FLOOR



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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