



162 St. Johns Avenue

Kidderminster, DY11 6AT

Andrew Grant

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4 Bedrooms 3 Bathrooms 2 Reception Rooms

Spacious four-bedroom home with three bathrooms, landscaped garden, off-road parking and garage, located in a popular Kidderminster neighbourhood.

- A spacious four-bedroom detached family home set over two levels.
- Excellent layout with two reception rooms, three bathrooms and large kitchen.
- Attractive rear garden with patio, lawn and mature planting.
- Ample off-road parking and an attached garage, offering potential to extend above, with planning permission previously granted to do so.
- Popular residential location close to amenities and transport links.

This substantial detached home offers generous living accommodation and excellent versatility. The property includes four well-proportioned bedrooms, three bathrooms and two spacious reception areas. The fitted kitchen and adjoining utility room overlook the rear garden, while the large reception room stretches the length of the property, with garden access. A separate dining room and a playroom/study offer additional space, along with a handy shower room. Upstairs are four bedrooms including a generous principal suite with its own en suite bathroom and separate family bathroom. Outside, the property features a low maintenance garden with patio, lawn and planted borders. A wide driveway offers ample off-road parking and leads to the attached garage, with potential to extend above. Ideally positioned within a well-regarded residential area in Kidderminster, close to transport links and local amenities, making it a practical and appealing choice.

2210 sq ft (205.3 sq m)





The kitchen and utility room

The well-appointed kitchen is fitted with wooden cabinetry, granite-effect worktops and ample space for appliances such as a large range cooker and American-style fridge freezer. A breakfast area sits overlooking the garden through a large bay window, with stained glass windows above. French doors open onto the patio area, ideal for alfresco dining and entertaining. The adjacent utility provides further storage with wall and base units, a sink and houses the boiler.







The dining room

Situated at the front of the home, the dining room features a lovely curved bay window with leaded panes and ample space for a large dining set. A fireplace provides a warm and inviting focal point, while its position adjacent to the kitchen makes it ideal for family meals or hosting.



The living room

This spacious reception room extends the full depth of the property, offering multiple windows for excellent natural light and access to the rear garden through glazed doors. A central wood burning fireplace adds warmth, making the room ideal for both entertaining and relaxing.





The study

Located next to the kitchen and ground floor shower room, this adaptable space is currently arranged as a study, but could also serve as a playroom or snug. A large window overlooking to rear garden brings in natural light.



The ground floor shower room

A practical addition to the ground floor, the shower room includes a corner enclosure with electric shower, WC and wall-mounted basin. Positioned near the study and garage, it is ideal for guests or multigenerational living.



The hallway

The welcoming hallway sets the tone for the rest of the home, with wood flooring and leaded glazing to the front door offering character and charm. There is a staircase to the first floor and a door beneath the stairs providing access to the useful cellar storage area below.



The primary bedroom

This large double bedroom spans from front to rear and includes dual windows offering plenty of light. There's generous floor space, fitted wardrobes and a private en suite bathroom accessed directly from the bedroom.





The primary en suite

The en suite includes a corner shower enclosure, separate bath, pedestal basin and WC, finished with tiled surrounds and wood-style flooring. A large glazed window provides light and ventilation.



The second bedroom

Another generously sized double bedroom with a front-facing bay window. This room is bright and comfortable, with room for wardrobes and additional furniture.



The third and fourth bedrooms

Situated at the rear of the home, Bedroom Three includes a bay window overlooking the garden. It is ideal as a double bedroom or guest room. The fourth bedroom is a comfortable single bedroom positioned at the front of the home, suited for use as a nursery, dressing room or home office.





The family bathroom

The family bathroom includes a panelled bath, corner shower enclosure, pedestal basin and WC. It is finished in neutral tones with tiled walls and wood-effect flooring.



The garden

The rear garden is attractively landscaped with a generous lawn, raised brick borders, mature shrubs and a paved patio area ideal for outdoor seating and dining. There is a sense of privacy created by surrounding fencing and greenery.





The driveway and parking

A wide tarmac driveway provides off-road parking for multiple vehicles and leads directly to the front entrance and garage. There is a gated side path to the rear garden. The attached single garage includes an electrically operated roller door and internal access to the hallway. It offers useful additional storage or potential workshop space. There is potential to extend above the garage, with planning permission previously granted to do so.

Location

The property is nicely situated at the Blakebrook end of St Johns Avenue, a road which is widely regarded as one of the town's premier addresses. The house is nicely set back from the road behind a walled in/out driveway.

This peaceful area offers a timeless leafy environment to enjoy whilst 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 this area a standout location for those seeking a refined lifestyle close to town and countryside alike.

Services

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

Council Tax

The Council Tax for this property is Band E



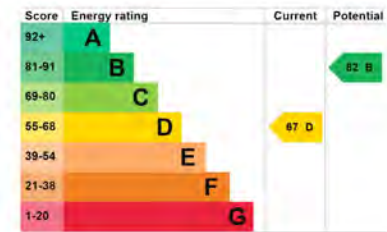
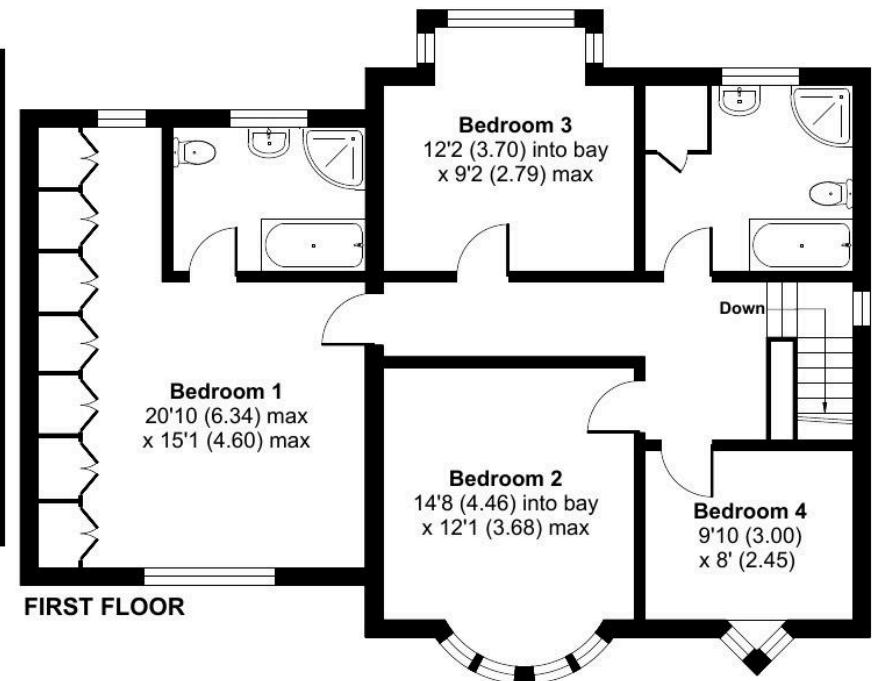
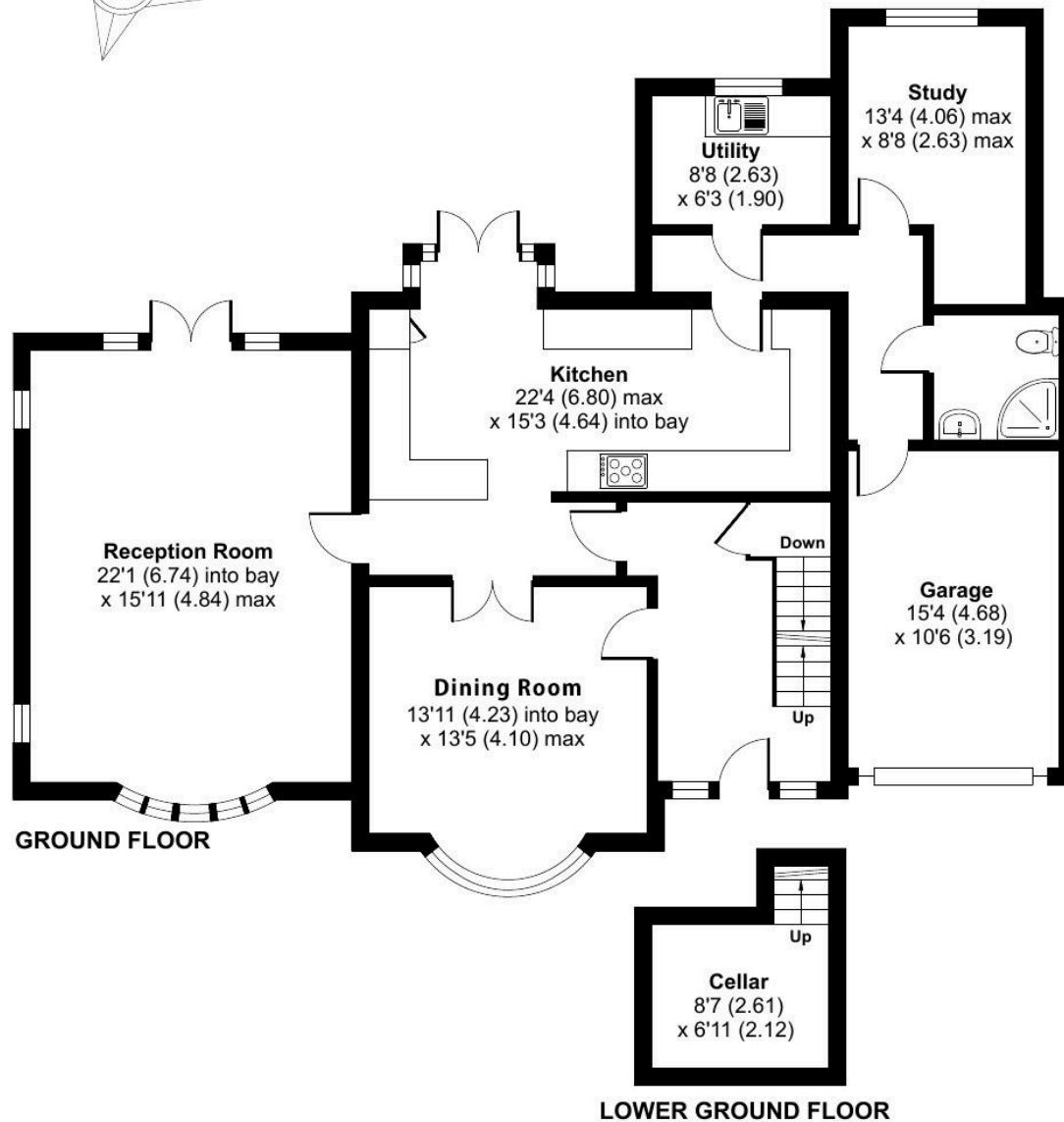
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Approximate Area = 2210 sq ft / 205.3 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 2367 sq ft / 219.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Andrew Grant. REF: 1294934.



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