



104 Linnet Rise

Kidderminster, DY10 4TU

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

A traditional three-bedroom home on a generous corner plot, offering a complete renovation opportunity in a popular Kidderminster location.

- Three-bedroom semi-detached house with strong renovation potential.
- Traditional layout with separate kitchen and through living room and diner.
- Corner plot garden with scope to re-landscape or extend, subject to planning permission.
- Private off-road parking located to the rear of the property.
- Located in a sought-after residential area of Kidderminster, convenient for schools and amenities.

This three-bedroom semi-detached home has been owned by the same family since the development was built around 40 years ago. Set on a generous corner plot with a private garden and off-road parking to the rear, the property offers well-proportioned accommodation across two floors. The ground floor layout features a large living room that flows into the dining area via an open archway, with a separate kitchen overlooking the garden. Upstairs are three bedrooms and a family bathroom. Offered with no onward chain, this property is ideal for buyers looking to take on a project, this home presents significant potential to add value in a strong residential area where renovated properties have achieved impressive prices.

804 sq ft (74.6 sq m)





The living room

A good-sized reception space with a large front-facing window and a central fireplace. The living room leads directly into the dining area, creating a traditional flow through the home. The room enjoys plenty of light and has ample space for furniture and different seating arrangements.





The kitchen

Positioned at the rear of the house with direct garden access, the kitchen is currently fitted with a range of units and there is space for appliances. It is entirely separate from the main reception areas, providing scope for possible future integration with the dining space. The rear window overlooks the garden and helps to bring in natural light. From here there is also access to a useful pantry area.





The dining room

Set just beyond the main living room through an open archway, the dining area benefits from a rear facing window with views over the garden. It is a clearly defined space that can comfortably accommodate a dining table and chairs, with the potential to be opened up further if desired.





The primary bedroom

The generous primary bedroom offers a front-facing window, a large built-in wardrobe and ample space for a double bed and furniture.





The second bedroom

Situated at the rear of the property, the second bedroom is a comfortable double room with a pleasant garden outlook. It would serve well as a guest bedroom, child's room or home office.





The third bedroom

A versatile bedroom located at the front of the home, the third bedroom could be used as an office, dressing room or study. The room benefits from plenty of natural light and a built-in wardrobe.



The bathroom

The upstairs bathroom includes a bath, pedestal sink and WC, along with tiled walls and a rear-facing window. The space offers a clean slate for modernisation.



The garden

The garden is located at the rear of the property and offers a good level of privacy and plenty of space to reconfigure. With mature planting and established boundaries, the plot provides potential for landscaping.





The parking

Parking is available to the rear of the property and accessed via a private drive to the rear of the property. It provides one off-road parking space on hardstanding, tucked behind the garden boundary for privacy.

Location

Linnet Rise is situated within a popular residential area to the south-east of Kidderminster town centre. The surrounding streets are made up of similar semi-detached homes, many of which have been modernised in recent years. Local schools, shops and services are all within easy reach, with Kidderminster Academy and Offmore Primary among the nearest education options.

Kidderminster itself offers a full range of amenities including supermarkets, retail parks, a railway station, leisure facilities and independent businesses. Rail links provide regular direct services to Worcester and Birmingham, while the nearby A449, A442 and A456 offer straightforward road connections in all directions.

The area is also well-positioned for access to green spaces, with Habberley Valley Local Nature Reserve, the Wyre Forest and Clent Hills all within a short drive, ideal for dog walking, cycling and weekend walks. With a mix of convenience and potential, this location continues to attract both families and professional buyers alike.

Services

The property has access to all mains services.

Council Tax

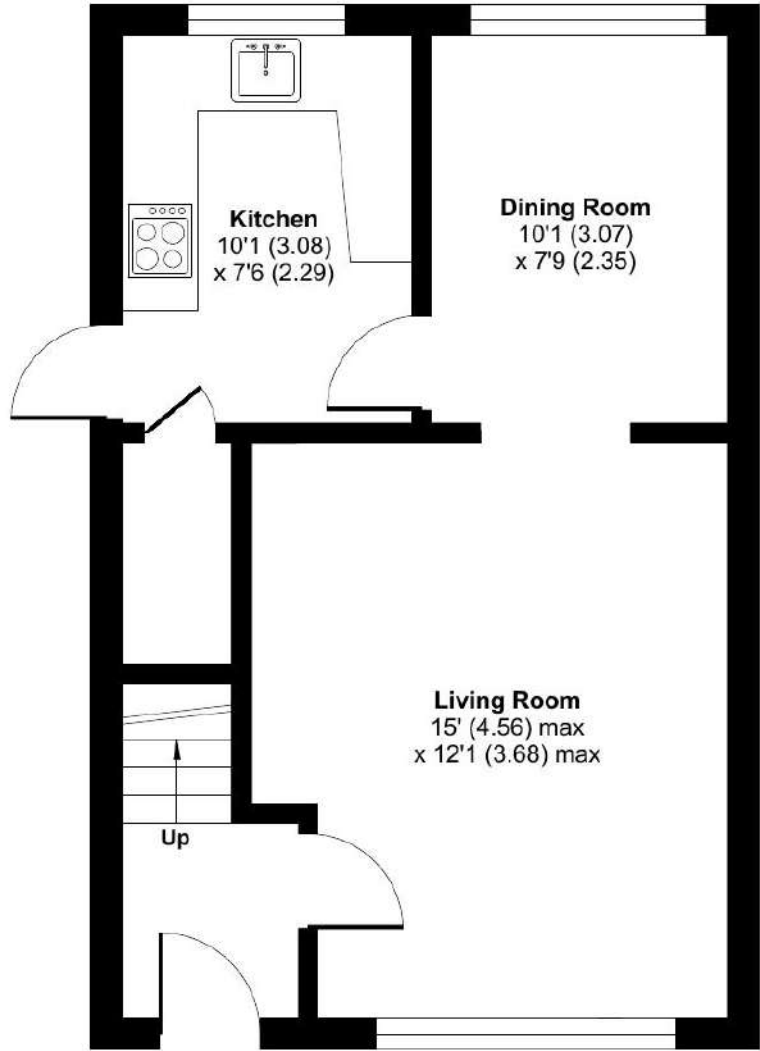
The Council Tax for this property is Band B



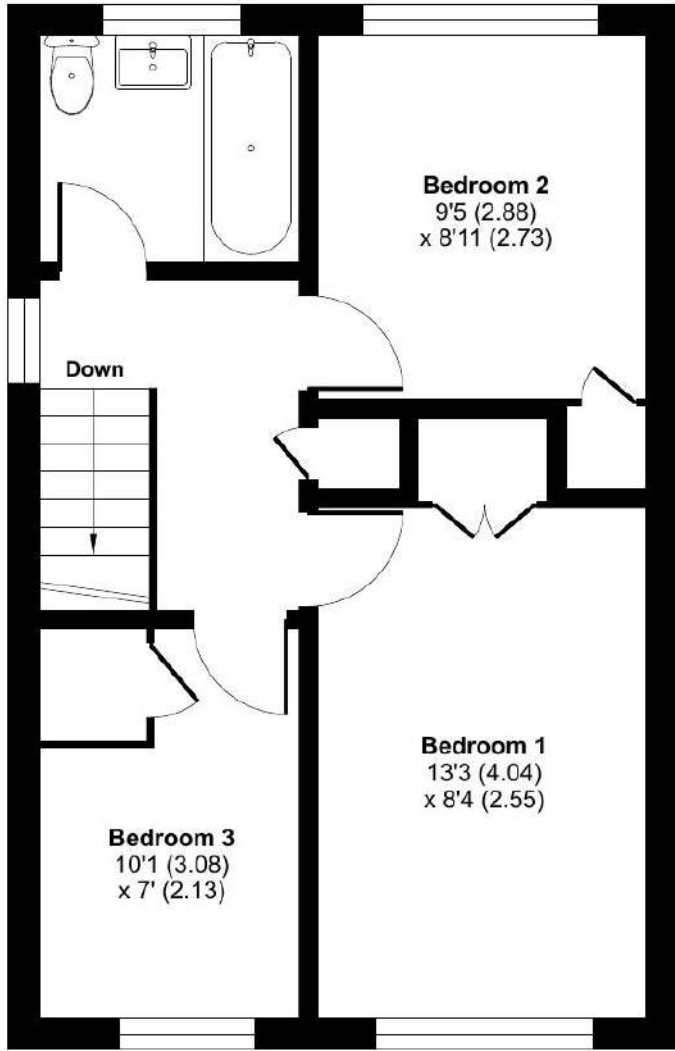
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Approximate Area = 804 sq ft / 74.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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



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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