



**13 Aggborough Crescent**

Kidderminster, DY10 1LG

**Andrew Grant**



# 13 Aggborough Crescent

Kidderminster, DY10 1LG

**3 Bedrooms    1 Bathroom    2 Reception Rooms**

Spacious and extended three-bedroom semi-detached home with landscaped garden and ample parking, located in a peaceful crescent close to town amenities.

- Extended three-bedroom semi-detached home with generous ground floor layout.
- Two reception rooms, large kitchen and flexible dining space for family living.
- Low-maintenance landscaped garden with outbuildings, summerhouse and multiple seating areas.
- Private off-road parking with gated side access and space for multiple vehicles.
- Quiet residential crescent within easy reach of schools, shops and transport links.

Situated in the sought-after Aggborough Crescent, this extended three-bedroom semi-detached property offers an ideal blend of practicality and space. The ground floor features one reception room, a separate dining area and a well-equipped kitchen overlooking a beautifully tended rear garden. Upstairs, the property includes three bedrooms and a bright family bathroom. Externally, the garden offers an inviting mix of patio, planting areas and outbuildings including a summerhouse and multiple outbuildings. The front of the property benefits from a gravel driveway and gated side access. This property offers superb potential for families or downsizers seeking comfort, convenience and a peaceful setting close to local amenities.

**1187 sq ft (110.3 sq m)**







## The kitchen

Positioned at the rear of the property, the kitchen offers excellent space for cooking, dining and storage. Fitted with a wide range of wall and base units, it includes generous work surfaces and room for appliances. A large window overlooks the garden, with a side door providing access to the cloakroom and rear garden. The layout includes space for a breakfast table and connects well to the rest of the ground floor.







## The living room

A bright and spacious main living room located to the rear of the property. Sliding patio doors open onto a covered outdoor seating area, creating a pleasant indoor-outdoor flow. A central fireplace adds character and the extended length of the room creates clear zones for relaxation, entertaining or dining. Positioned off the hallway and adjacent to the kitchen, it forms the heart of the home, ideal for families or gatherings.







## The dining room

Positioned at the front of the property, the dining room offers a versatile and dedicated space for formal meals, home working or quiet relaxation. It provides an ideal setting for everyday use or entertaining. The layout comfortably accommodates a dining table and additional furniture, with clear potential to adapt the space as needed. A large front-facing window brings in natural light and offers pleasant views over the front aspect, adding to the room's welcoming feel.





## The primary bedroom

The primary bedroom offers a peaceful outlook over the garden. Its generous proportions provide ample room for a double bed and freestanding furniture, with floor space that accommodates storage or a dressing area. A large window brings in natural light, creating a bright and restful environment. Its placement within the home makes it an inviting retreat at the end of the day.







## The secondary bedroom

Situated at the front of the property, the secondary bedroom offers a bright and well-proportioned space with a wide window providing pleasant views across the crescent. Its layout accommodates a double bed along with a bank of built-in wardrobes. The room's shape and position make it ideal for use as a guest bedroom or comfortable retreat for family members.





## The third bedroom

The third bedroom enjoys a peaceful outlook across the garden. It offers flexibility to suit a range of needs, whether used as a single bedroom, nursery or dedicated home office. The layout allows for essential furnishings, and a large window brings in natural light, creating a pleasant working or resting environment. Its location makes it a practical choice for growing families or those working from home.





## The bathroom

Located on the first floor, the bathroom includes a corner shower enclosure, washbasin with storage beneath and a WC. A large frosted window allows in natural light while maintaining privacy, and a heated towel rail adds practicality. The layout is well planned, making efficient use of space and offering everything required for daily routines. Positioned conveniently for all three bedrooms, it serves as a functional and comfortable space for households of various sizes.





## The rear garden

The rear garden offers a spacious and thoughtfully arranged outdoor area designed for practicality and enjoyment. A generous paved terrace provides the perfect spot for outdoor dining or quiet relaxation under cover. Decorative gravel pathways wind through well-stocked borders, creating interest and structure throughout the garden.







A timber summerhouse adds versatility, ideal for hobbies, leisure or home working, while a separate shed and outbuildings deliver useful storage and workspace. With mature planting and a private outlook backing onto greenery, this fully enclosed space feels both peaceful and secure, making it well suited to families, gardeners or those simply seeking a low-maintenance yet attractive retreat.





## The driveway

The gravelled driveway provides convenient off-road parking directly to the front of the property, offering a practical and tidy entrance for residents and guests. A gated access point to the side leads through to the rear, creating a secure and private passageway. The approach is well laid out for easy upkeep and sets a welcoming tone on arrival.



## Location

Aggborough Crescent is a quiet residential cul-de-sac just outside the centre of Kidderminster. It offers a peaceful setting while being close to essential amenities. The area is well served by schools, with primary and secondary education within walking distance.

Transport links are excellent, with Kidderminster railway station nearby providing direct services to Birmingham, Worcester and beyond. The A456 and A449 are easily accessible by car, making this an ideal location for commuters.

Local shopping options include supermarkets, high street brands and independent retailers, while nearby parks, canal walks and the Severn Valley Railway offer leisure and recreation. Aggborough is well regarded for its community feel, and the location suits a range of buyers, from growing families to those seeking a more relaxed pace with strong local connections.

## Services

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

## Council Tax

The Council Tax for this property is Band C.

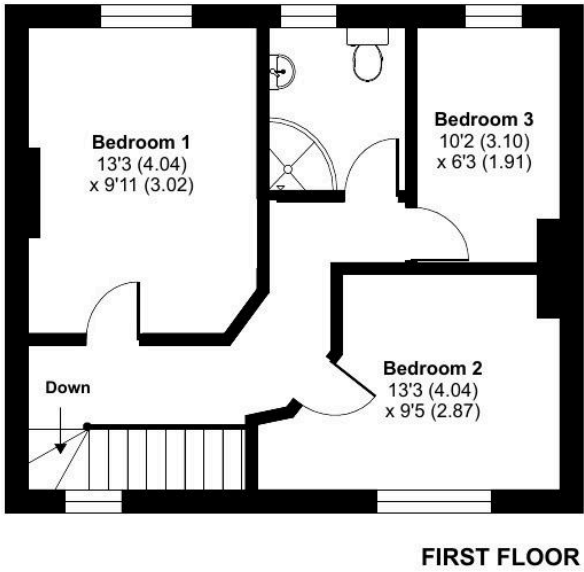
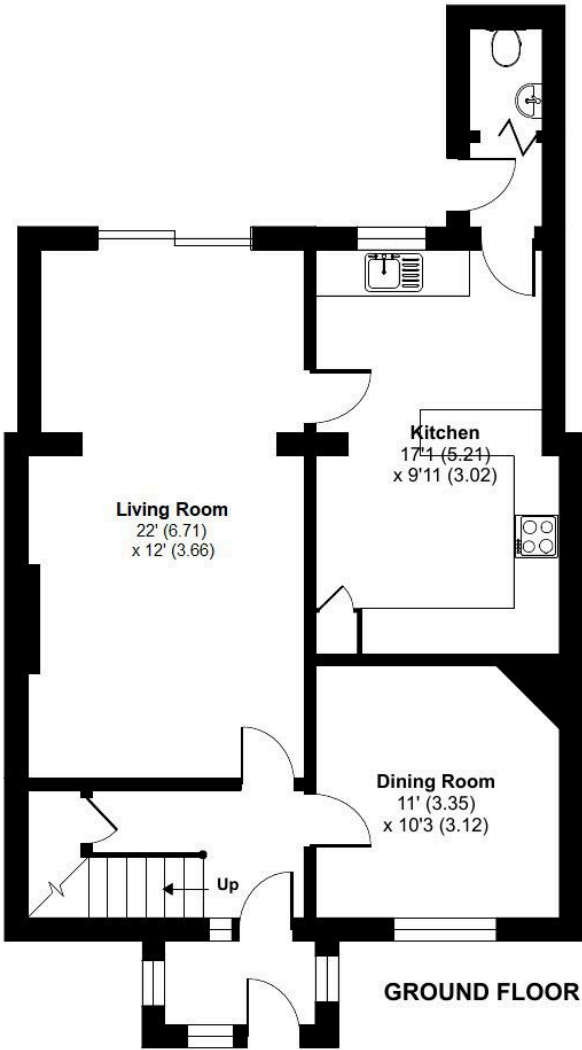




# Aggborough Crescent, Kidderminster, DY10

Approximate Area = 1187 sq ft / 110.3 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1324735



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.





Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)