



22 Holmwood Avenue

Kidderminster, DY11 6DA

Andrew Grant

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4 Bedrooms 1 Bathroom 2 Reception Rooms

Spacious and well-planned home with flexible living areas, a large kitchen/diner, garden, garage and off-road parking, situated in a convenient residential location.

- Well-presented and detached home with extended ground floor and four bedrooms.
- Large open plan kitchen/diner with direct garden access and utility space.
- Landscaped garden with shed, patio and outdoor dog wash area.
- Driveway and detached garage offering ample off-road parking and storage.
- Convenient location with access to amenities, schools and transport links.

Offering a flexible and generously proportioned layout, ideal for buyers seeking a home with practical living space and useful outbuildings. Set back from the road with driveway parking and a detached garage, the home features a thoughtfully extended ground floor with an impressive open plan kitchen/dining room at its heart. Completing the ground floor is a formal reception room, a fourth bedroom and a useful cloakroom. Upstairs, the property offers three further bedrooms, along with a well-appointed shower room. The garden has been landscaped for ease of maintenance and includes a patio area, raised planting beds, a brick outbuilding and an outdoor sink with tap, ideal for dog owners. French doors from the kitchen/diner open directly onto this space. The location is popular with families and professionals alike, with nearby amenities and convenient access into Kidderminster and the wider Worcestershire region.

1407 sq ft (130.7 sq m)





The kitchen/dining area

The kitchen/dining room is the standout feature of this home. Extended and cleverly designed, it combines generous proportions with practicality. Natural light floods the space through multiple skylights, with French doors and a further door leading directly out to the garden. From here there is also access to convenient understairs storage.





The layout allows for a central dining area as well as ample preparation surfaces and additional furniture. A range cooker is positioned between the main run of units and there is space for additional freestanding appliances. To one end is further counter space and storage, with a convenient pantry. Ideal for families and entertaining, this part of the home offers a sociable and functional living environment.





The reception room

The reception room sits at the front of the home and offers a well-proportioned space with a feature fireplace as its focal point. A window with shutters provides natural light and privacy and the room layout supports various furniture configurations. This space is ideal for use as a formal lounge, reading room or home office.



The cloakroom

Located off the hallway, the cloakroom includes a WC and wash basin. It provides a practical ground floor convenience for guests and daily use.



The primary bedroom

The primary bedroom is a generous space and features dual windows overlooking the front of the home, providing excellent natural light. There is ample space for a large bed and freestanding furniture, with additional built-in wardrobes spanning one end of the room.



The second and third bedrooms

With views through dual-aspect windows over both the front and rear of the property, the second bedroom is another well-proportioned double room. Flooded with natural light, this room could serve as a guest room, further family room or even as the primary bedroom. The third bedroom, situated adjacent to the shower room, is ideally suited as a child's bedroom, home office or hobby space.





The fourth bedroom

Located on the ground floor with windows overlooking the front of the property, the fourth bedroom is a versatile space, with potential to serve as an additional bedroom or reception room dependant on needs.



The shower room

The modern upstairs shower room includes a walk-in shower with glass screen, fitted WC and integrated basin with storage beneath. A window provides ventilation and natural light.



The garden

The rear garden has been laid out to offer low-maintenance outdoor living, with a paved terrace, raised pond and well-tended borders. An arched gate leads to the side, and there is access to both the garage and outdoor sink area, perfect for rinsing off dogs or muddy boots.





The driveway and parking

The driveway provides off-road parking for multiple vehicles via two separate gated entrances. There is also a generously sized front garden for added privacy. The detached garage is positioned to the rear with further driveway parking. It offers secure storage for a vehicle or garden equipment and includes an up-and-over door.



Location

Holmwood Avenue is a popular residential street conveniently located near Kidderminster town centre. The area appeals to families and professionals alike, with a mix of housing, green spaces and everyday amenities close by.

Shops, supermarkets and well-regarded schools are all within easy reach. Road connections via the A456 provide access to Worcester, Birmingham and beyond, while Kidderminster train station offers direct services to Birmingham and London.

For leisure, Brinton Park, the Wyre Forest and Severn Valley Country Park offer walking trails and open spaces. The nearby Severn Valley Railway and local canal paths provide further opportunities for recreation.

The town centre features a good selection of shops, eateries and essential services, including healthcare, gyms and community facilities. Holmwood Avenue offers a convenient and well-connected setting in a well-established part of Worcestershire.

Services

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

Council Tax

The Council Tax for this property is Band D.



Holmwood Avenue, Kidderminster, DY11

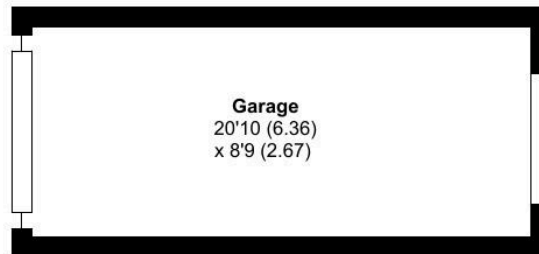
Approximate Area = 1407 sq ft / 130.7 sq m

Garage = 183 sq ft / 17 sq m

Outbuilding = 154 sq ft / 14.3 sq m

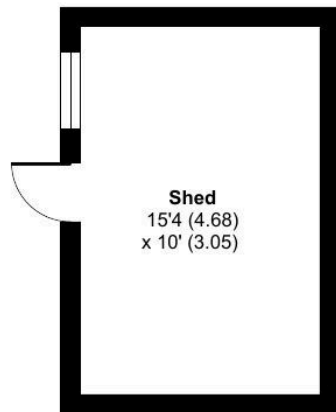
Total = 1744 sq ft / 162 sq m

For identification only - Not to scale

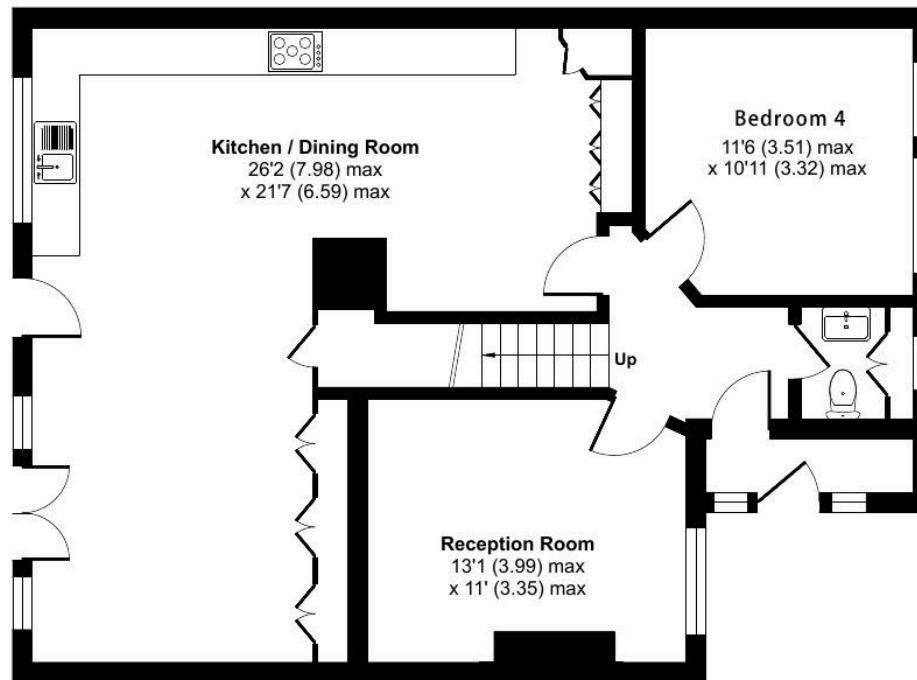


GARAGE

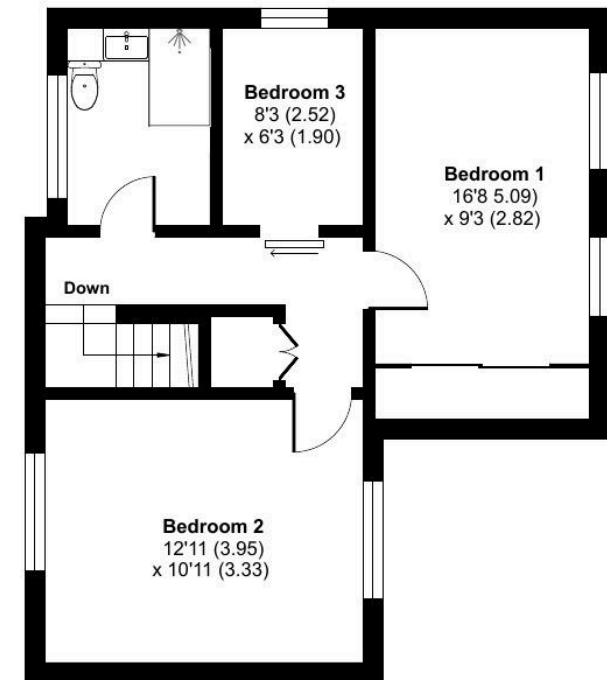
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	82 B
39-54	E		
21-38	F		
1-20	G		



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



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: 1327611



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