



17 Elm Road

Kidderminster, DY10 1ST

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

A well-presented three-bedroom semi-detached home benefitting from a double storey extension providing three good sized double bedrooms and a spacious contemporary kitchen.

- Spacious three-bedroom semi-detached home ideal for families or first-time buyers.
- Modern kitchen diner with ample storage and contemporary finishes.
- Bright and airy living room with large bay window.
- Low-maintenance rear garden with patio and lawn areas.
- Driveway providing off-road parking for two vehicles.
- Located in a sought-after residential area with excellent transport links and nearby schools.

This attractive three-bedroom semi-detached home offers spacious and modern living in a sought-after Kidderminster location. The property features a stylish kitchen diner, a large living room, contemporary bathroom and a convenient downstairs cloakroom. Three well-sized double bedrooms provide flexibility for family life, working from home or guest space. Outside, the private rear garden includes a decked area with outdoor lighting and a lawn, perfect for entertaining.

955 sq ft (88.7 sq m)





The kitchen diner

This modern kitchen is fitted with a range of sleek white cabinets and integrated appliances, offering a clean and contemporary finish. Ample worktop space provides practicality for everyday cooking, while the layout offers plenty of storage. This space has been thoughtfully extended to provide a light and airy space that comfortably fits an eight-seater dining table, ideal for entertaining and modern family living, leading nicely out to the rear garden via French doors.





The living room

The spacious living room offers excellent versatility for family life or entertaining. A large front-facing bay window brings in natural light, while neutral tones and soft carpeting give the room a warm, welcoming feel. Wall-mounted lighting, gas fire and modern ceiling fittings enhance the room's appeal.





The cloakroom

Conveniently located on the ground floor, the cloakroom features a modern WC and a compact washbasin with storage below. A frosted window brings in light while maintaining privacy. The space is smartly finished with subtle tiling and tasteful fixtures, offering a practical addition to this family home.



The master bedroom

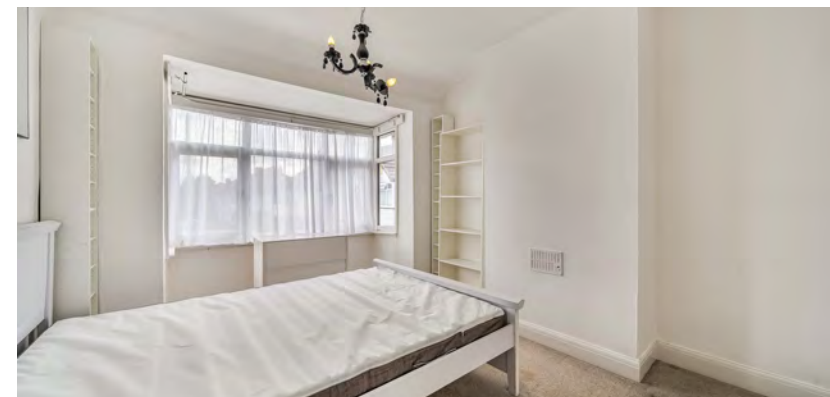
This master bedroom comfortably fits a king size bed and additional furniture. It is situated at the rear of the property, this room benefits from a large window overlooking the garden. Natural light and soft tones contribute to its appeal.





Bedroom two

The master bedroom is a generously sized double with a large bay window that lets in plenty of light. With room for wardrobes and other bedroom furniture, it offers comfort and space in equal measure. A neutral palette and plush carpet create a calm and restful environment.





Bedroom three

Bedroom three is an impressively long and versatile space, offering far more room than a typical third bedroom. It's perfect as a double bedroom, home office, hobby room or study. With a window overlooking the rear garden and plenty of natural light, the room feels bright and airy. Its layout allows for a range of furniture configurations, making it an ideal multi-purpose room to suit your lifestyle needs.





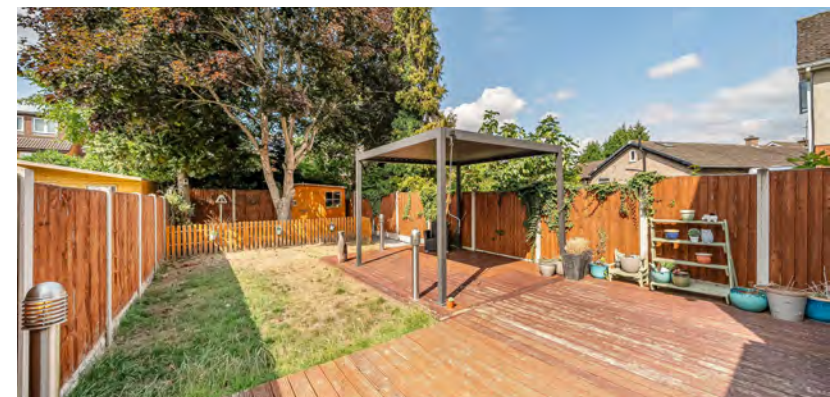
The family bathroom

The family bathroom is fitted with a larger than average enclosed shower unit, modern washbasin and low-level WC. Finished with large, neutral tiles and a frosted window, the space feels bright and clean. A sleek vanity unit and chrome fittings complete the contemporary look.



The garden

The rear garden has been nicely landscaped and benefits from a secluded leafy backdrop. It features a raised decking area perfect for outdoor seating and dining, with a lawn beyond bordered by fencing for privacy. A pergola adds a stylish touch, and the garden is complemented by mature trees and shrubs. A shed offers additional storage.



Location

Situated in a desirable residential area in Kidderminster, the home benefits from excellent local amenities including shops, parks and well-regarded schools. Elm Road is a no through road cul-de-sac. The town centre is just a short drive away, offering a range of retail, leisure and dining options. For commuters, Kidderminster train station is easily accessible, providing direct links to Birmingham and Worcester. The M5 motorway is also within reach, offering connections to the wider Midlands and beyond. The surrounding area includes scenic countryside, ideal for walking and outdoor pursuits, making this an excellent location for families and professionals alike.

Services

The property benefits from mains gas, electricity and water. It is also fitted with an alarm system.

Council Tax

The Council Tax for this property is Band B



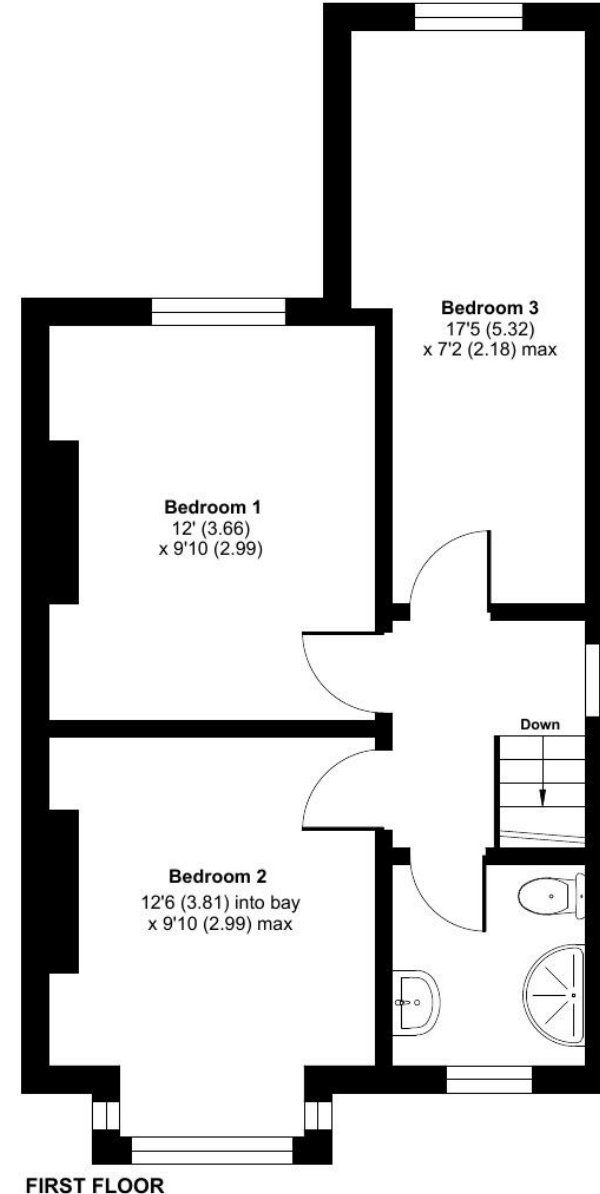
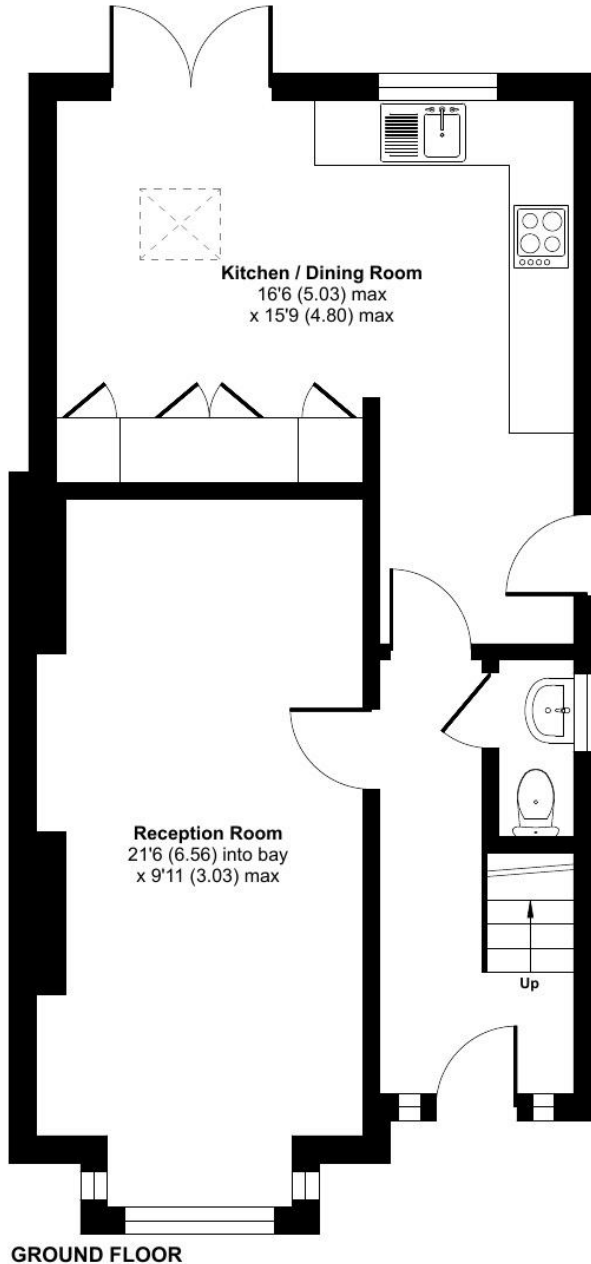
Elm Road, Kidderminster, DY10

Approximate Area = 955 sq ft / 88.7 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		B1 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





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