



32 Batham Road

Kidderminster, DY10 2TN

Andrew Grant

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Kidderminster, DY10 2TN

3 Bedrooms 1 Bathroom 1 Reception Room

Detached three bedroom bungalow with conservatory, generous gardens and garage, set on Batham Road near amenities, offering single storey living, parking and a peaceful setting.

- Well planned three bedroom detached bungalow with conservatory and attached garage
- Bright living spaces with a practical kitchen and garden views
- Mature rear garden with lawn, patio and timber shed
- Broad driveway with parking for several vehicles plus an attached garage
- Popular kidderminster setting for access to town, schools and transport links

A superb individual detached bungalow set well back from the road in Greenhill, Kidderminster. In excellent condition, it offers generous rooms and a practical layout with the bedrooms and bathroom thoughtfully separated from the main living areas. The welcoming living room opens to a quality glass-roof conservatory, while the spacious dining kitchen serves everyday life with ease. There are two bedrooms plus a flexible third bedroom or study, giving options for guests or home working. A large loft space presents clear potential for future development, subject to consents. Outside, the property sits on a sizeable plot with a two car driveway, garage and a delightful mature wraparound rear garden that delivers privacy and inviting areas to relax or entertain. A genuine turnkey opportunity in a sought after setting.

1122 sq ft (104.1 sq m)





The kitchen

A practical kitchen with fitted units, generous work surfaces and tiled flooring, arranged to include space for everyday dining. A wide window frames views over the rear garden and draws in natural light. There is space for appliances including a tall fridge freezer, with a pantry style cupboard providing useful storage. Adjoining the kitchen is a useful side lobby featuring a door leading outside and a utility cupboard with space and plumbing for two stacked white goods.







The living room

Positioned to the rear, the reception room offers comfortable proportions and a pleasant outlook. A large window brings in daylight while a door links to the conservatory for an easy flow to the garden. The room suits varied seating and media arrangements with space for display or storage furniture. Its position away from the road helps create a calm setting for quiet evenings or hosting friends, with quick access to the kitchen when required.





The conservatory

A generous conservatory provides an inviting second living space with full height glazing on three sides and a pitched roof for volume. Views reach across the lawn and planting, making this a lovely spot in all seasons. There is ample room for dining or reading, while a door opens directly onto the garden for summer use. Tiled flooring offers practicality and the room's position off the reception room extends the everyday living area.





The primary bedroom

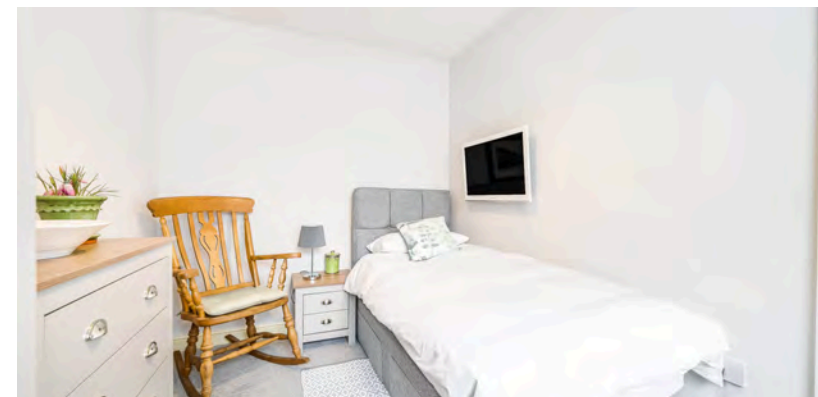
The primary bedroom is set off the hall for convenience. It includes a built in cupboard, helping keep the space organised. Large dual-aspect windows offers good natural light with room to position a double bed and additional storage. The location within the home supports privacy while remaining close to the shower room.





The second bedroom

The second bedroom is a flexible double or generous single. The layout allows for a bed, wardrobe and desk or dressing area. A window provides natural light and a view towards the side of the property. Its position suits guests, older children or a quiet hobby room, with quick access to the hall and bathroom.





The third bedroom

The third bedroom works well as a single bedroom or study. The room benefits from a window for light and ventilation and is positioned near the central hallway. This flexible space would suit home working, reading or occasional visitors, complementing the two larger bedrooms to create a balanced three bedroom layout.



The bathroom

The shower room is arranged with a corner enclosure, WC and vanity basin with storage beneath. Tiled finishes around the shower provide practicality, while an obscured window brings in daylight and ventilation. The room is well placed off the hall to serve all bedrooms and living areas, offering a tidy and functional space for daily routines.



The rear garden

The rear garden is an outstanding feature of the property and will no doubt appeal to those who value privacy and spending quality time outside. The garden is a great size and features an excellent balance of lawn, borders and seating areas. A large section of lawn wraps around the bungalow on two sides and is bordered by mature beds packed with a variety of flowering perennials along with box hedging and lilac.





At one end is an extremely private paved patio ideal for al fresco dining and entertaining. A period walled boundary in addition to well tended holly hedging provides a great level of privacy, with a side gate allowing for ease of access to the driveway.





The driveway

A broad frontage provides excellent parking for several vehicles, leading to an integral garage with double opening doors and additional side access. The garage offers valuable storage for equipment or a small workshop area. The driveway surface continues up to the house entrance for easy loading and everyday convenience.



Location

The property is nicely set back from this well-respected traditional road, forming part of the popular Greenhill area of Kidderminster on the Birmingham side of town. This traditional neighbourhood is a pleasant and convenient place to live, with easy access to the town and nearby green spaces.

The centre of Kidderminster is less than a mile away and has much to offer, including many high street stores and supermarkets, a myriad of pubs and eateries plus well-respected schooling. Kidderminster train station is approximately 1.2 miles away and offers a regular service to Birmingham, Worcester and London. The wonderful Severn Valley Steam Railway also operates from here, providing scenic journeys through amazing countryside to Bewdley, Arley and Bridgnorth.

For those who like the outdoors, there are plenty of options nearby, including Springfield Park just 0.7 miles away and Hurcott Pools around 0.8 miles distant. The latter is a stunning nature reserve complete with lakes and woodland, a popular destination for dog walkers and nature lovers.

Services

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

Council Tax

The Council Tax for this property is Band D.



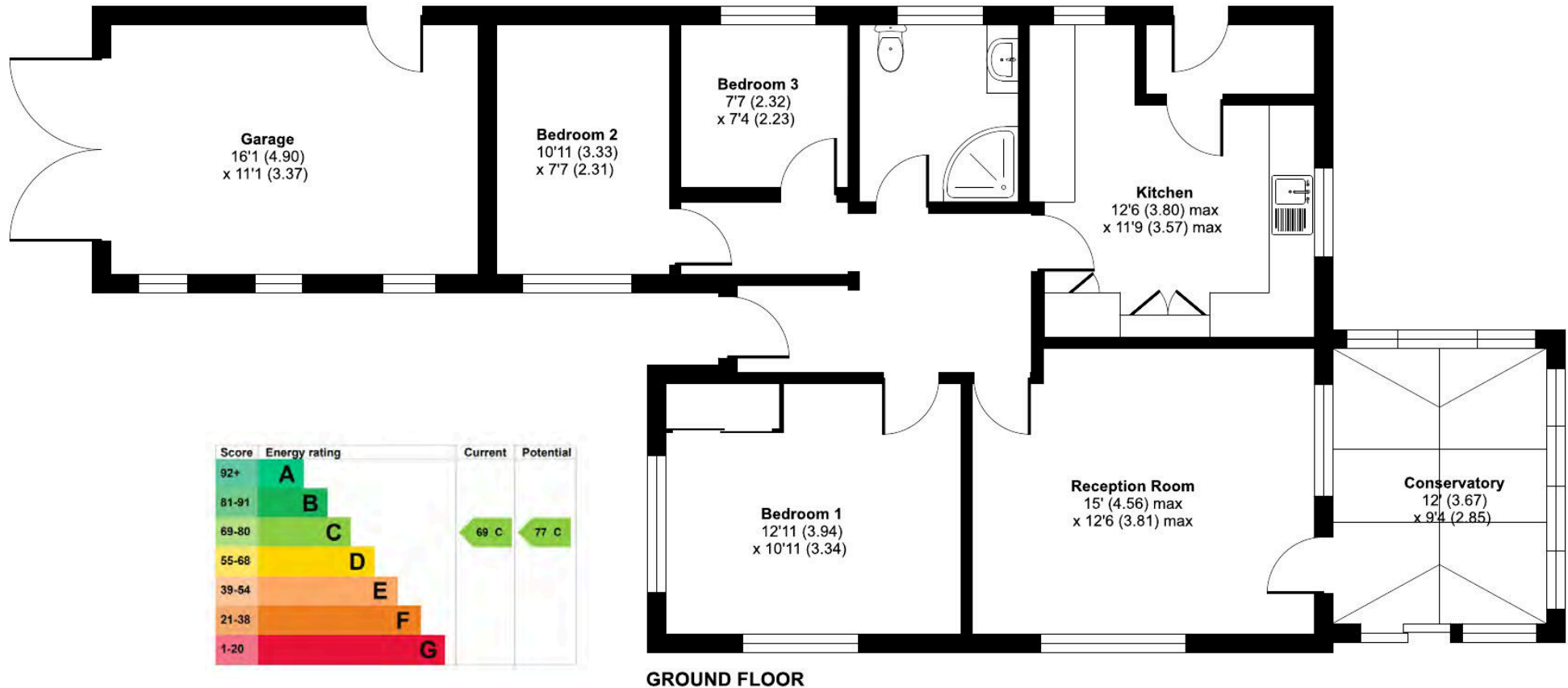
Batham Road, Kidderminster, DY10

Approximate Area = 946 sq ft / 87.8 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1122 sq ft / 104.1 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). © n°cheom 2025. Produced for Andrew Grant. REF: 1356799



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