



**56 New Road**

Kidderminster, DY10 1HG

**Andrew Grant**



# 56 New Road

Kidderminster, DY10 1HG

**5 Bedrooms    2 Bathrooms    3 Reception Rooms**

A substantial five-bedroom detached home offering generous accommodation, outside space and excellent potential, conveniently located close to Kidderminster town centre.

- Spacious five-bedroom detached property offering flexible accommodation across two floors, including a versatile cellar.
- Ideal project for renovation, providing the opportunity to create a modern family home.
- Generous outside space with scope to establish a private garden area.
- Ample off-road parking potential subject to any necessary consents.
- Convenient location within walking distance of town centre amenities, transport links and schools.

This five-bedroom detached home offers excellent potential for refurbishment and modernisation. The ground floor includes three spacious reception rooms and a kitchen positioned at the front of the property, along with access to a versatile cellar. A convenient ground floor shower room completes this level. Upstairs, the first floor features five bedrooms, providing flexibility for family living or home-working, together with a family bathroom. Outside, the property occupies a generous plot with space extending to the front and side. This area offers potential for parking provision, subject to consents, and could be landscaped to create an enclosed garden or courtyard. Enjoying a central position within Kidderminster, providing easy access to local shops, schools and transport links.

**1418 sq ft (131.7 sq m)**







## The kitchen

Positioned at the rear of the home, the kitchen offers a practical layout with work surfaces along two sides, providing ample preparation space. Fitted with base and wall units, it includes an integrated oven with a hob and extractor above, as well as plumbing for appliances. A window and door to the front allow natural light to enter while offering access to the outside, offering an incoming owner the opportunity to create a kitchen suited to their own requirements.





## The living room

Situated at the front of the property, the living room offers generous proportions and a large window that allows natural light to fill the space. Its layout provides flexibility for various furniture arrangements, making it an inviting area for everyday living or entertaining.





## The dining room

Positioned to the front of the property between the kitchen and living room, the dining room provides a versatile space that could comfortably accommodate a family dining table or be adapted for other uses. A large window fills the room with natural light and creates a pleasant outlook.





## The study

The study is accessed from the living room and includes the staircase to both the first floor and the cellar. A window allows natural light to brighten the room, while its size and layout makes it a versatile space to suit individual needs.





## The shower room

Conveniently located off the main hallway, the ground floor shower room is fitted with a wash basin and WC, with space available for the installation of a shower enclosure. A window provides natural light and ventilation. The room would benefit from updating, offering the chance to create a functional and modern facility to suit everyday needs.





## The primary bedroom

Located at the front of the property, the primary bedroom is well proportioned and filled with light from a large window overlooking the street. The room offers ample space for a double bed and storage, providing the foundations for a comfortable retreat and giving a new owner the chance to design a calm and inviting main bedroom to their own specification.





## The second and third bedrooms

Set to the front of the property, the well-sized second bedroom benefits from a pleasant outlook and good natural light through a wide window. The room provides ample space for bedroom furnishings and offers scope for redecoration. Positioned at the rear of the home, the third bedroom features a large window and its layout makes it suitable as a bedroom, guest room or home office.

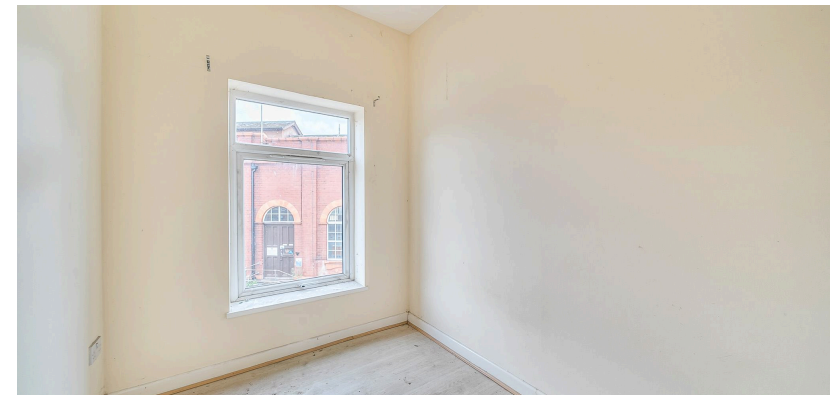






## The fourth and fifth bedrooms

Located towards the rear of the property, the fourth bedroom enjoys a good amount of natural light. Its layout makes it ideal as a further family or guest bedroom. Adjacent to the fourth bedroom, the fifth bedroom could serve well as a home office, nursery or additional bedroom, allowing for a refreshed and practical use of space.







## The family bathroom

Located on the first floor, the bathroom includes a panelled bath with shower fitting, a wash basin and a WC. A frosted window allows natural light to enter while maintaining privacy. The room would benefit from refurbishment, providing an excellent opportunity to introduce modern fittings and create a bright, contemporary space.





## The garden and parking

The property occupies a corner position with grounds extending to both the front and side. The exterior space provides potential for parking, subject to any necessary consents, as well as scope to design a garden area. With its generous plot and accessible layout, the outside offers an excellent opportunity for landscaping or practical improvement to complement the home's overall potential.



# Location

Kidderminster is a large Worcestershire town with a rich industrial heritage, best known for its historic carpet industry and strong sense of community. Today it offers excellent everyday amenities, including a wide choice of supermarkets, high street and independent shops, cafés, pubs, and restaurants. Weaver's Wharf shopping centre and the town's popular markets provide further convenience, while local attractions such as the Severn Valley Railway and the nearby West Midland Safari Park make it a lively and family-friendly place to live.

Families benefit from a good selection of schools, with highly regarded primary and secondary options. The town is also within easy reach of respected independent schools in Worcester, Hagley, and Stourbridge.

Leisure and outdoor opportunities are plentiful. Brinton Park and Springfield Park provide green space close to the town centre, while the Wyre Forest National Nature Reserve, just outside Kidderminster, offers miles of woodland trails, cycling routes, and outdoor activities.

Kidderminster enjoys excellent transport links. The town's railway station provides direct services to Worcester, Birmingham, and London (via connections), making it ideal for commuters. Road links are equally strong, with the A456, A449, and A442 providing access across the Midlands, and the M5 and M42 motorways within easy reach. Birmingham International Airport can be reached in under an hour by car.

# Services

Services are TBC.

# Council Tax

The Council Tax for this property is Band C

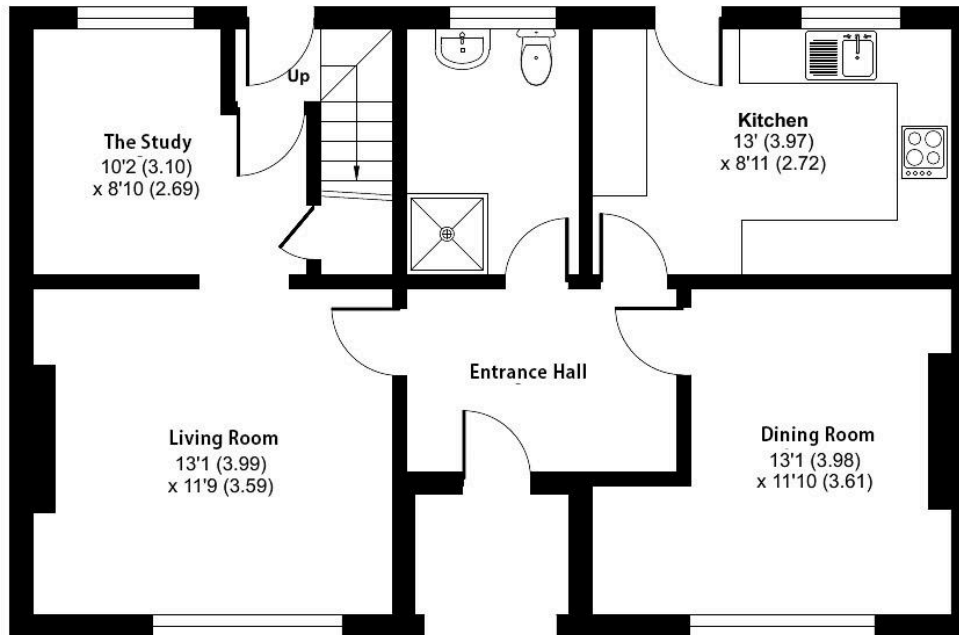




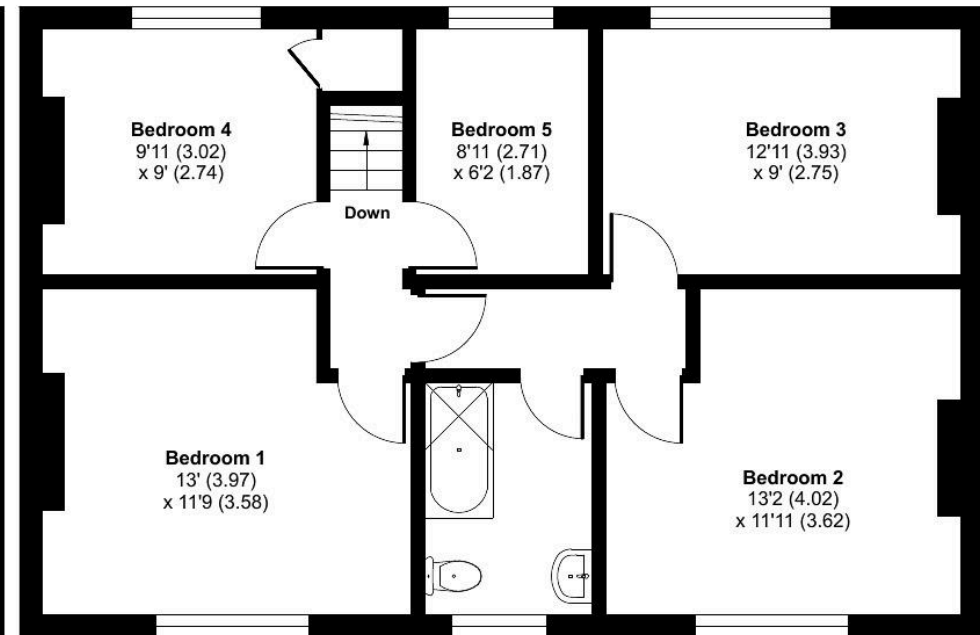
# New Road, Kidderminster, DY10

Approximate Area = 1418 sq ft / 131.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 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: 1365500



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