



32 Baxter Avenue

Kidderminster, DY10 2EU

Andrew Grant

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2 Bedrooms 1 Bathroom 2 Reception Rooms

A spacious three-storey period home offering excellent potential for refurbishment, with generous accommodation, a long rear garden and a convenient position close to Kidderminster town centre.

- Substantial three-storey Victorian property in need of modernisation throughout.
- Generously proportioned rooms offering scope to reconfigure and personalise.
- Long rear garden with mature planting and outbuilding.
- On-street parking available to the front.
- Situated within easy reach of local amenities and transport links.

This three-storey period home presents an exciting opportunity for those seeking a project. In need of full modernisation, the property offers generous proportions and a flexible layout ideal for transformation into a characterful family home. The ground floor features two well-sized reception rooms and to the rear lies the kitchen, which enjoys a pleasant outlook over the garden. Stairs lead down to a useful cellar, providing additional storage or potential for conversion. On the first floor is a good-sized bedroom and a study or dressing room, together with a bathroom fitted with a traditional suite. The second floor offers a large loft room, with potential to be a large primary bedroom, which provides further scope for conversion and improvement. Outside, the long rear garden offers ample opportunity for landscaping or extension, subject to the necessary consents.

1173 sq ft (108.9 sq m)





The kitchen

Positioned to the rear of the property, the kitchen enjoys a bright aspect with a wide window overlooking the garden. There is a range of base and wall units offering practical storage and generous work surfaces. Space is provided for essential appliances, and a door leads directly out to the rear of the property.





The living room

Situated at the front of the property, the living room features a large window allowing in plenty of natural light. This well-proportioned space provides an excellent foundation for refurbishment and reconfiguration to suit individual needs. Its position and layout make it a versatile area that could form the heart of the home once modernised.





The dining room

Set between the kitchen and living room, the dining room offers generous proportions and a large window overlooking the garden, filling the space with natural light. The room connects directly to the kitchen, creating an ideal layout for future renovation. With its size and position, it provides an excellent opportunity to establish a comfortable and versatile living or dining area suited to modern family needs.





The primary bedroom

Occupying the top floor, this spacious room enjoys a dual aspect with natural light from windows to both the front and rear. Its generous proportions provide scope for various layout options, making it an excellent space for a principal bedroom. From here there is also access to the loft for additional storage.





The second bedroom

Located on the first floor, this double bedroom offers generous space, including built-in storage and a pleasant outlook to the front of the property. The room presents clear potential for refurbishment, providing a blank canvas for a new owner to shape into a comfortable and inviting space. Its size makes it well suited for use as a main or guest bedroom once modernised.





The study

Positioned on the first floor, this compact room could serve well as a home office or dressing room. It includes built-in shelving and offers scope for reconfiguration or repurposing as part of a wider renovation.



The bathroom

Located on the first floor, the bathroom includes a bath with shower, wash basin and WC. The room would benefit from full modernisation and provides a practical layout to rework into a comfortable and well-appointed space. A window to the rear allows for natural light and ventilation.





The garden

To the rear of the property lies a long garden that offers clear potential for improvement. Currently featuring a paved area, mature planting and a timber outbuilding, it presents an appealing opportunity for landscaping or extension, subject to any necessary consents. With thoughtful restoration, it could become a private and attractive outdoor space.

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 including St George's Primary School, King Charles I School, Baxter College, and St Catherine's C of E Primary. 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 A



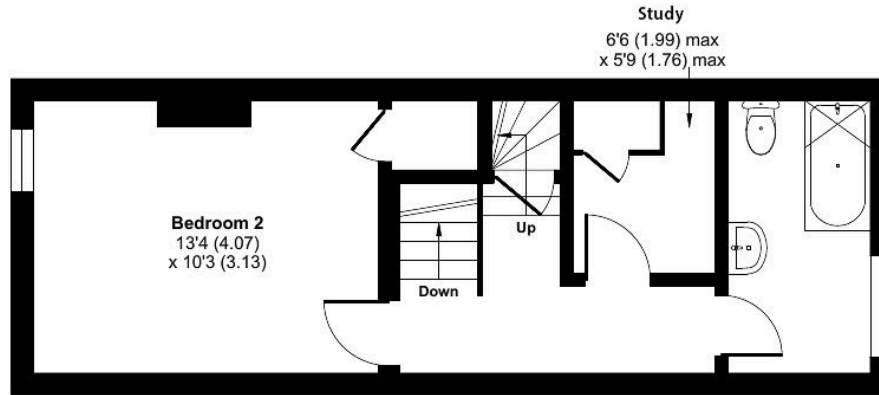
Baxter Avenue, Kidderminster, DY10

Approximate Area = 1173 sq ft / 108.9 sq m

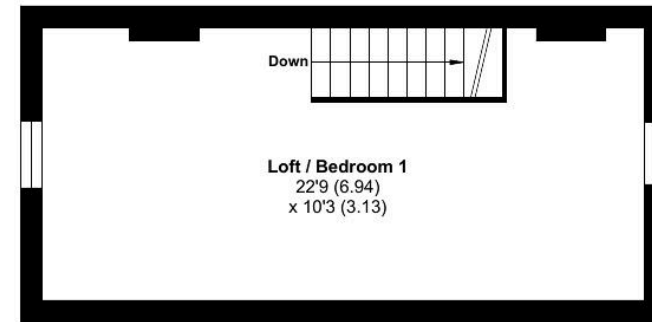
Outbuilding = 20 sq ft / 1.8 sq m

Total = 1193 sq ft / 110.7 sq m

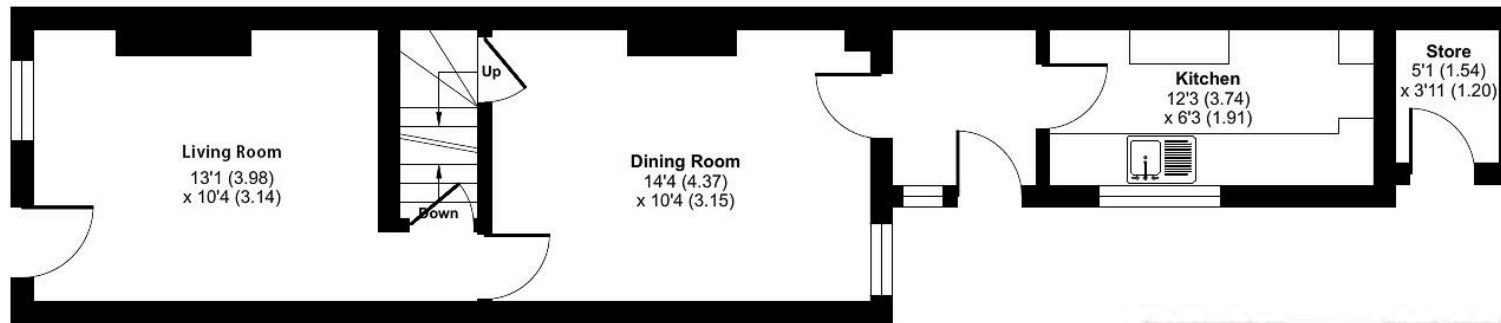
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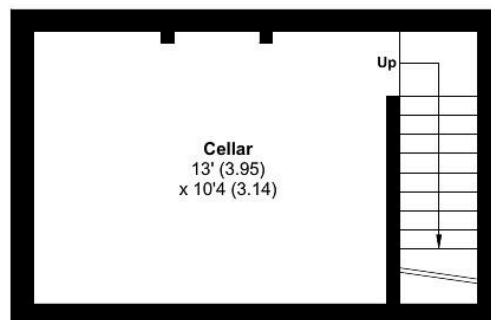
FIRST FLOOR



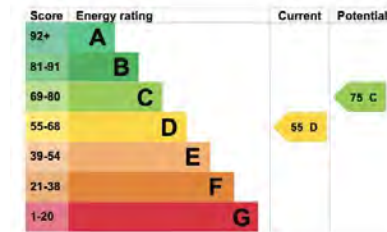
SECOND FLOOR



GROUND FLOOR



CELLAR



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: 1365506



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