



**107 Franche Road**

Kidderminster, DY11 5BJ

**Andrew Grant**



# 107 Franche Road

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**2 Bedrooms    1 Bathroom    2 Reception Rooms**

A generous nineteenth century end of terrace home offering flexible living space, cellar storage and an extensive garden, set along a popular and well connected Kidderminster road.

- A well proportioned period end of terrace home arranged over two floors with cellar.
- Two spacious reception rooms, two double bedrooms and an en suite style bathroom layout.
- Extensive rear garden with courtyard, timber outbuilding and long lawn with leafy outlook.
- On street parking with a walled front garden approach.
- Convenient location close to countryside, schools, amenities and transport links.

This appealing nineteenth century end of terrace home offers a user friendly layout and generous proportions, well suited to first time buyers, investors and those seeking to downsize. Arranged over two floors, the property provides two well sized reception rooms, a rear kitchen and a useful cellar offering valuable storage. Upstairs are two spacious double bedrooms, with the principal bedroom enjoying a pleasant outlook over the rear garden and direct access to the bathroom, forming an en suite style arrangement. Externally, an extensive rear garden features an enclosed courtyard with gated side access, a timber outbuilding and a long lawn set against a mature leafy backdrop. Positioned along Franche Road, the property benefits from a convenient and well connected setting close to amenities, schools, countryside walks and transport links.

**1099 sq ft (102.1 sq m)**







## The kitchen

The kitchen is arranged to provide functional workspace and direct access to the garden. Its position makes it ideal for everyday use and for entertaining, with a clear connection to the dining room. Natural light enters from the rear, enhancing the sense of space and usability.





## The dining room

Positioned at the heart of the ground floor, the dining room provides a well balanced and inviting space suited to both everyday use and entertaining. Its central location creates a natural link between the living room and kitchen, encouraging an easy flow through the house. A chimney breast forms a strong focal point, while doors lead to the cellar and kitchen, reinforcing the room's practical and social role within the home.







## The living room

Situated at the front of the property, the living room provides a welcoming and comfortable main reception room. Natural light enters through the front facing window, creating a bright and inviting atmosphere throughout the day. A traditional fireplace forms a strong focal point, giving the room clear definition. Its position away from the kitchen offers a quieter living space while retaining easy access to the dining room and hallway.





## The primary bedroom

The primary bedroom is a well proportioned double room offering a calm and private setting. A rear facing window provides a pleasant outlook over the garden, enhancing the sense of separation from the street. The room benefits from direct access to the adjoining bathroom, creating a convenient en suite style arrangement while retaining generous space for everyday use.





## The primary en suite

Accessed directly from the primary bedroom, the en suite bathroom provides a generous and practical space for daily use. The room is arranged to include a bath and a separate shower, offering flexibility to suit different routines. Natural light is provided by a rear facing window, while an airing cupboard houses the combination boiler. Its position and layout enhance privacy while remaining convenient for everyday living.





## The second bedroom

The second bedroom is a generous double room offering flexibility for a range of needs. A front facing window provides natural light and an open outlook, enhancing the sense of space. Built in shelving and storage add everyday practicality, making this room well suited for use as a guest bedroom, home office or additional living space.





## The cellar

Accessed from the dining room, the cellar provides a substantial and practical basement space that adds valuable flexibility to the home. The area is well suited to storage and other functional uses, benefiting from power and lighting. Good head height and clear proportions make the space easy to use, while its position beneath the house offers potential for alternative uses, subject to requirements.





## The outbuilding

The timber outbuilding provides a versatile and private space with its own entrance and outlook across the courtyard and garden beyond. Natural light is provided by windows and glazed doors, creating a practical setting suited to home working, hobbies or storage. An internal WC adds further convenience, allowing the space to function independently from the main house.





## The garden

The rear garden is a key feature of the property, offering an impressive depth and a high degree of privacy. An enclosed courtyard area sits directly beyond the kitchen and provides gated side access. A timber outbuilding follows, with a long lawn extending beyond towards a mature and leafy backdrop.



## Location

107 Franche Road is set along a traditional and leafy road on the northern fringes of Kidderminster, offering a balance of town convenience and access to open countryside. The surrounding area is well regarded for its green spaces, making it particularly appealing to those who enjoy outdoor pursuits.

White Wickets Park lies nearby along Franche Road, while the Habberley Valley Nature Reserve is approximately two miles away, providing scenic walking routes and wildlife habitats. The Staffordshire and Worcestershire Canal can also be accessed from nearby Wolverley village, offering miles of towpaths through picturesque countryside.

Families are well served by local schooling, including Baxter College Secondary School which is within walking distance. Kidderminster town centre is around 1.3 miles away and offers a wide range of shops, supermarkets, pubs and eateries, catering for daily needs and leisure.

Transport connections are a strong feature of the location. Comberton Hill railway station provides regular services to Birmingham, Worcester and London, making the area suitable for commuters. The town is also home to the Severn Valley Heritage Steam Railway, adding to the character and appeal of the wider Wyre Forest area.

## Services

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

## Council Tax

The Council Tax for this property is Band B.







# Franche Road

Approximate Gross Internal Area

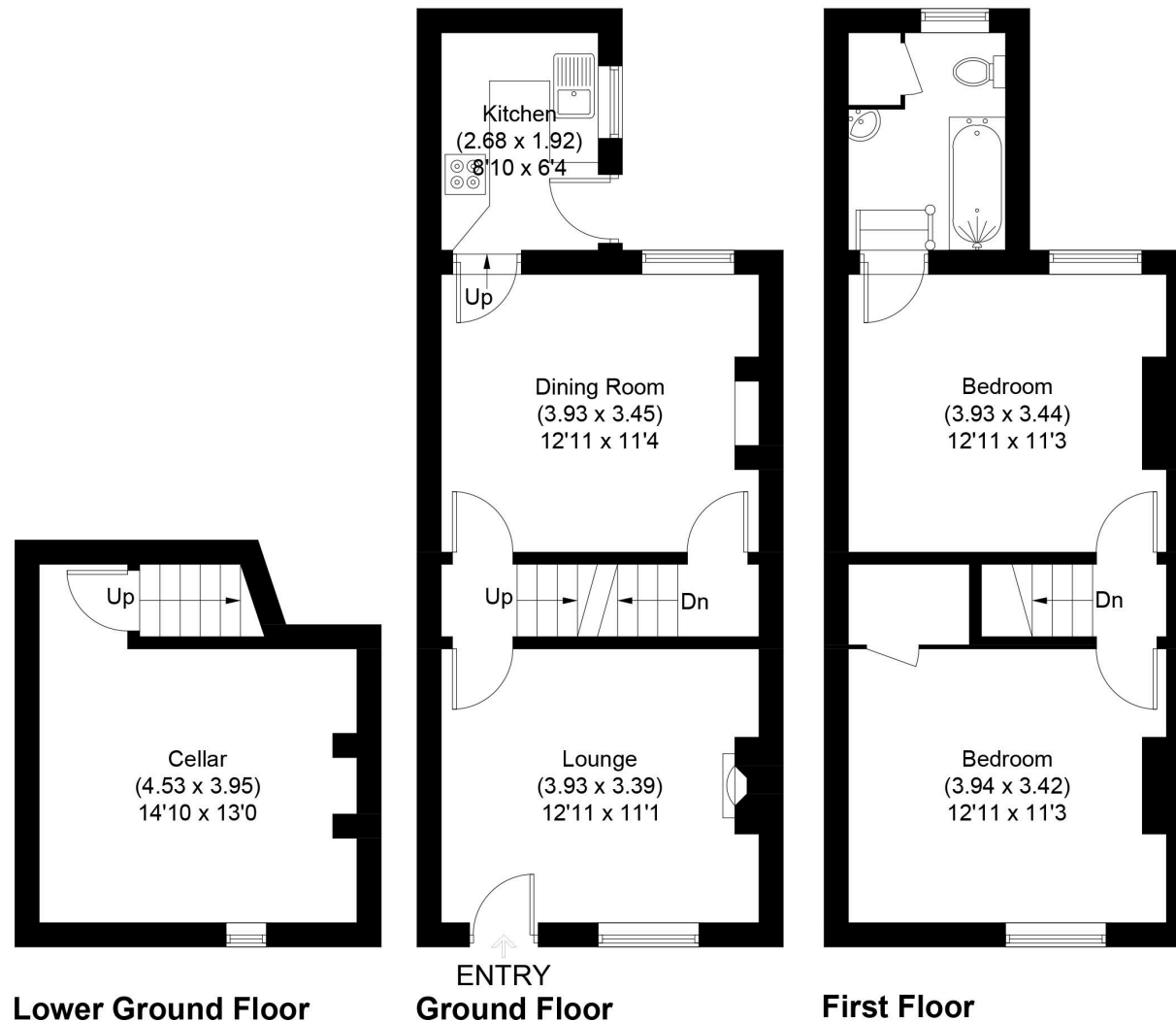
Lower Ground Floor = 16.2 sq m / 174 sq ft

Ground Floor = 37.9 sq m / 408 sq ft

First Floor = 37.6 sq m / 405 sq ft

Outbuilding = 10.4 sq m / 112 sq ft

Total = 102.1 sq m / 1099 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

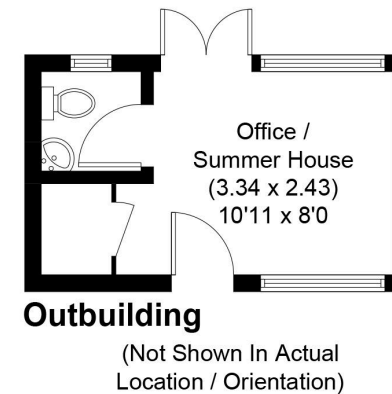


Illustration for identification purposes only, measurements are approximate, not to scale.





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