



13 Leswell Lane
Kidderminster DY10 1RL

Andrew Grant

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 **2 Bedrooms**  **1 Reception**  **1 Bathroom**

Freehold / 603 sq. ft.

A traditional home conveniently positioned on a no-through road close to the town centre. Nicely laid out internally over three floors, it is complemented by a secluded garden and shared use of a private parking area at the rear, accessed from Birmingham Road.

This presents an excellent opportunity to purchase a well-balanced period home that offers user-friendly accommodation over three floors, in addition to a nicely secluded rear garden and off-street parking at the back. The parking is a significant advantage and sets this property apart from many others of a similar style and age. The current owner has made substantial improvements to the property, making it ready for the new owner to move straight in and continue putting their own stamp on it.

KEY FEATURES

- Period home
- Substantially improved by the current owner
- Convenient location on no-through road
- Cellar
- Jack and Jill bathroom
- Attic room
- Secluded garden with patio
- Shared parking area at the rear





Situation

The property is a delightful period home nicely positioned towards the end of Leswell Lane, enjoying a private aspect to the rear and views of St. George's Church spire from the upper floors.

Leswell Lane is a no-through road, making it more tranquil than many of the surrounding areas. It is also notable for its convenient placement, providing easy access to Kidderminster's town centre and the nearby train station, both of which are readily accessible on foot from here. The train station is less than a mile away and offers a regular service to Worcester, Birmingham and London.

Kidderminster's town centre is just minutes away on foot from Leswell Lane and has much to offer local residents, including numerous supermarkets and high street stores, as well as a myriad of pubs, restaurants and riverside bistros. There are also plenty of green spaces and parks dotted around the town, including St. George's Park, which is located just moments away from the property.

Description

The property can be accessed from both Leswell Lane and via a shared parking area situated to the rear of Birmingham Road. The owner of this property has use of this shared area, which provides off-street parking. Conveniently, a gate from this parking area leads directly into the back garden of the property. There is also on-street parking available on Leswell Lane to the front.

Once through the front door of the property, one is greeted by a cosy sitting room with a window to the front aspect and a feature fireplace housing a gas fire (currently disconnected).

A door from the sitting room leads to the kitchen, which is located at the rear of the ground floor and flows nicely out to the garden via a glazed door. The kitchen is a fair size and features a breakfast bar, matching wall and base units, work surfaces with an inset circular sink and drainer, an oven and hob with extractor above and space for further appliances. There is also a wall-mounted Glow-Worm combination boiler, a window to the rear aspect, a trapdoor accessing the cellar and stairs rising to the first floor.



First floor

Ascending the staircase, you will discover a window-lit landing, with stairs rising to the second floor and doors providing access to the main bedroom and the house bathroom.

The main bedroom is a light and airy double room with fitted wardrobe/storage space, a window to the front aspect and a door providing access to the adjoining Jack & Jill bathroom.

This generously sized bathroom features a freestanding roll-top bath, a corner shower cubicle, fully tiled walls, a vanity unit, a low-level WC and a period-style towel rail combo.

Second floor

The attic bedroom enjoys lovely views of the neighbouring St. George's Church and comprises a window and built-in storage.



Gardens and grounds

A neatly laid out rear garden nicely completes the package, offering pleasant outdoor space that is extremely private and not overlooked. It comprises a patio area, a lawn with mature shrubs and bushes and a gravelled pathway leading to the far end where a gate provides access to the shared parking area.

Services

Mains gas, electricity, water and drainage.

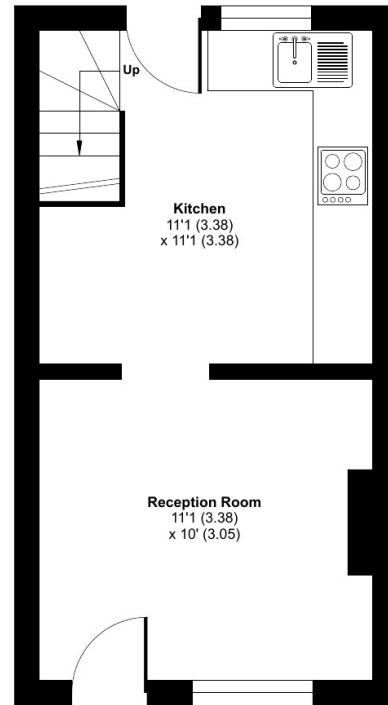
Council tax band - A.



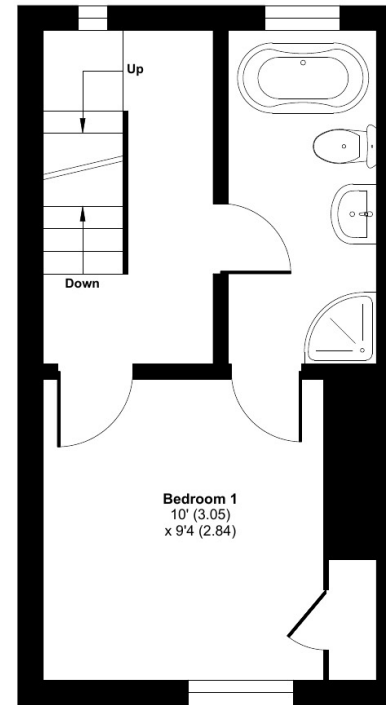


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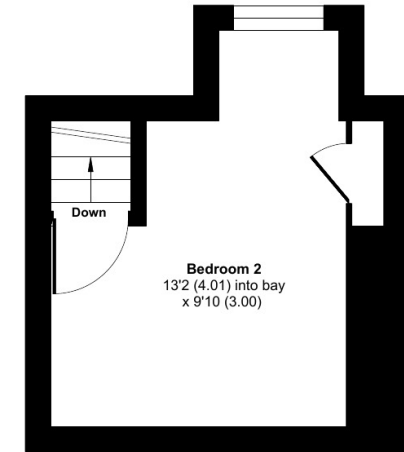
Approximate Area = 603 sq ft / 56 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2023. Produced for Andrew Grant. REF: 1052286



These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners - an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.

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