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40 Linden Avenue, Kidderminster DY10 3AA

Guide Price £600,000

40 Linden Avenue

Located just a short drive from Kidderminster Town Centre, this delightful detached house on Linden Avenue offers a perfect blend of comfort and space for family living. With three generously sized reception rooms, there is ample room for both relaxation and entertaining guests. The well-appointed layout ensures that each area flows seamlessly, creating a warm and inviting atmosphere throughout the home.

This property boasts four spacious bedrooms, providing plenty of space for family members or guests. The two modern bathrooms are thoughtfully designed, catering to the needs of a busy household while ensuring convenience and privacy.

The exterior of the house is equally appealing, with a well-maintained garden that offers a lovely outdoor space for children to play or for hosting summer barbecues. The location on Linden Avenue is ideal, providing a quiet residential setting while still being conveniently close to local amenities, schools, and transport links.

This detached house is a wonderful opportunity for those seeking a family home in a friendly community. With its spacious interiors and attractive surroundings, it is sure to impress anyone looking for a new place to call home. Don't miss the chance to view this exceptional property.





Approach

Approached via gravel driveway with electric gates, electric vehicle charge point and step up to porch.

Entry Hall

With wood flooring, central heating radiator and stairs to first floor landing with understairs storage cupboard. Doors lead to:

W.C.

With tiling to floor, low level w.c. and fitted sink with storage below.

Living Room 11'9" x 15'8" (3.6 x 4.8)

With double glazing bay window to front, central heating radiator and feature fireplace with log burner.

Dining Room

With opening through into the kitchen diner, central heating radiator and wood effect tiling to floor.

Kitchen Living Space 20'8" max 9'2" min x 26'6" max 15'8" min (6.3 max 2.8 min x 8.1 max 4.8 min)

With two French doors to rear, four Velux skylights, central heating radiator and tiling to floor. There are a variety of fitted wall and base units with worksurface over and matching island with breakfast bar, one and a half bowl sink with drainage, space for a range cooker with extractor fan over and further space and plumbing for white goods. There is ample room for seating furniture, with log burner and wood effect tiling to floor. Doors lead to the utility and lounge.

Utility 6'10" x 12'1" (2.1 x 3.7)

With tiling to floor, heated towel radiator and fitted wall and base units with worksurface over, stainless steel sink and space and plumbing for white goods.

Lounge 15'5" x 8'10" (4.7 x 2.7)

With double glazing window to side and door out to the patio, central heating radiator and door through into the shower room.

Shower Room

With obscured double glazing window to side, heated towel radiator and tiling to floor and walls. There is a low level w.c., fitted sink and walk in shower cubicle with hand held and drench head over.







First Floor Landing

Split level landing with doors leading to:

Bedroom One 12'1" x 12'9" (3.7 x 3.9)

With double glazing window to front, central heating radiator and access to loft via hatch.

Bedroom Two 10'5" x 14'1" (3.2 x 4.3)

With double glazing window to rear and central heating radiator.

Bedroom Three 6'10" x 24'7" (2.1 x 7.5)

With dual aspect windows to front and rear and two central heating radiators.

Bedroom Four 7'10" x 10'9" (2.4 x 3.3)

With double glazing window to rear and central heating radiator.

Bathroom

With obscured double glazing window to front, chrome heated towel radiator and tiling to floor and walls. With w.c., fitted vanity sink with storage and bath with hand held shower and drench head over.

Garden

With large paved patio offering ample space for garden furniture, leading to well maintained lawn with mature planter beds and established borders with fence panels. There is a large pergola with wood store and space for a barbeque, along with a shed for storage to the rear of the garden.

Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is E.

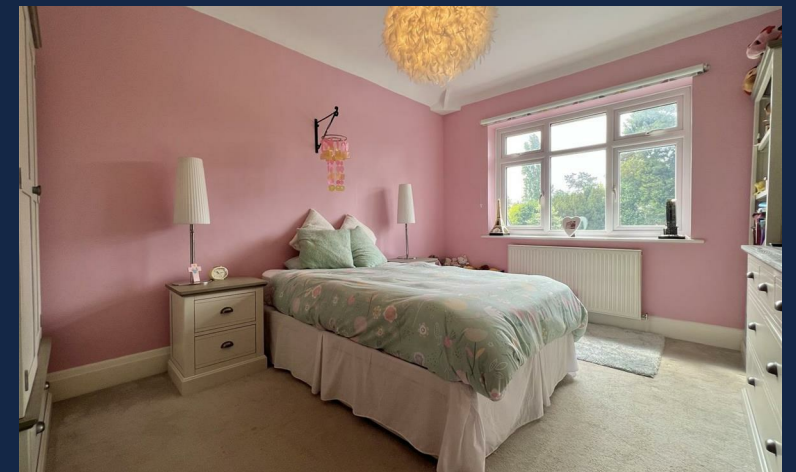
Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

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We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for



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recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.





GROUND FLOOR



1ST FLOOR



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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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