



34 Woodfield Crescent, Kidderminster

G HERBERT  
BANKS

EST. 1898

## 34 Woodfield Crescent Kidderminster DY11 6TU

A spacious detached period house requiring some updating.

Situated in a pleasant and mature area close to a range of amenities including the hospital.

- Reception hall, large lounge, dining room, generous breakfast kitchen, utility room, cloakroom and cellar.
- Four bedrooms, ensuite shower room and family bathroom.
- Gated private gravel parking and a part wrap around lawned garden.

### Situation

34 Woodfield Crescent is situated in a mature residential area within a short driving distance of Kidderminster town centre and its extensive amenities. This includes a range of junior and senior school and a railway station with direct connections to Birmingham, Worcester and London Paddington. There is good M5 motorway access via junction 3 at Quinton and 4 at Lydiate Ash. The most attractive riverside town of Bewdley is also readily accessible.

### Description

This is a most appealing opportunity to acquire a generous detached period house requiring modernisation and upgrading. It has successfully kept some period features and is double glazed. There is gas fired central heating.

The house is approached by a reception hall with staircase to first floor.

The excellent sized lounge has a double glazed door to the side of the property. There is a separate dining room with period fire place.

Complementing the reception rooms is a large breakfast kitchen with central island unit, tiled floor, range of wall and floor mounted units, dishwasher, gas hob, oven and microwave. The Kitchen also houses the Worcester Bosch boiler.

To the rear of the house is a cloakroom and utility room. There is also a useful cellar on the lower ground floor.

The first floor provides four decent bedrooms, an ensuite shower room requiring repair and refitting and also a separate family bathroom.

### Outside

There is gated gravel parking approached by Plimsoll Street.

There is a lawned fore garden and a pleasant side garden laid to lawn with a patio.

### GENERAL INFORMATION

#### Services

Mains electricity, gas, drainage and water. Gas fired central heating.

#### Local Authority

Wyre Forest District Council

#### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

#### Viewing

Via the Sole Agent's Great Witley Office  
Tel: 01299 896968.

#### Directions

What3words:/// needed.began.winter

### **SALE ON BEHALF OF THE TRUSTEE**

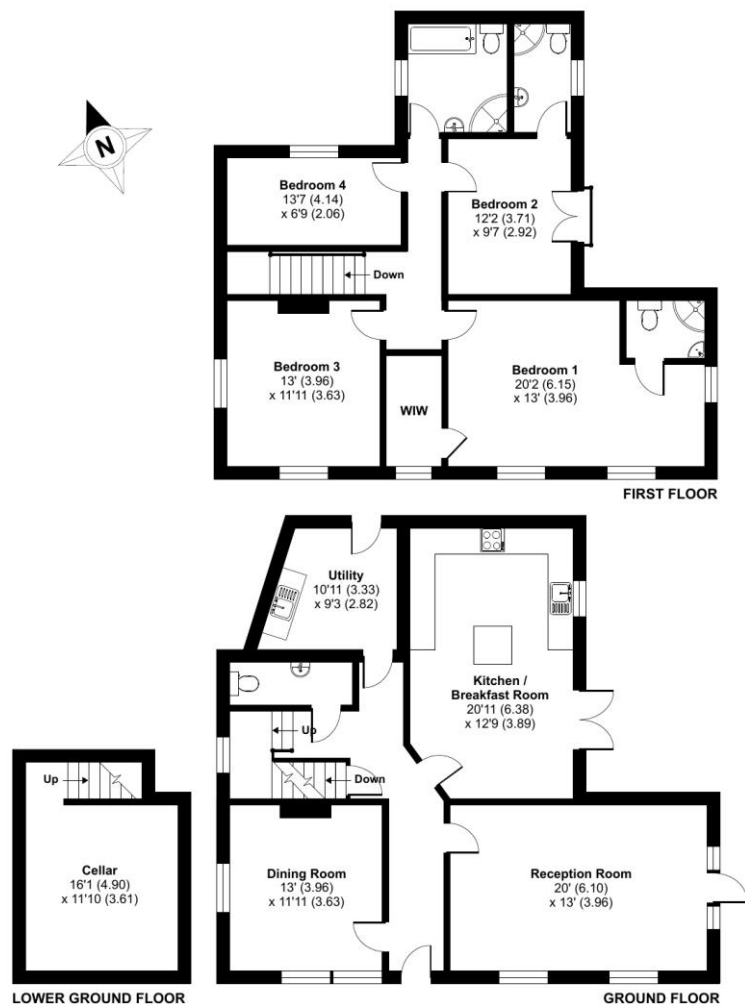
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## Woodfield Crescent, Kidderminster, DY11

Approximate Area = 2147 sq ft / 199.4 sq m

For identification only - Not to scale

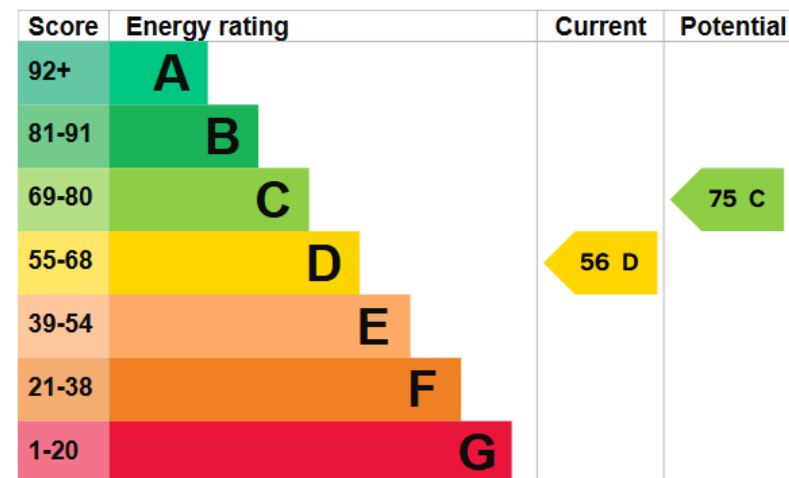


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for G Herbert Banks LLP. REF: 1260494

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

# G HERBERT BANKS

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