

FOR SALE

The substantial, detached period residence

situate

**No.33 Lea Bank Avenue
Kidderminster
Worcestershire
DY11 6PA**



- * Family accommodation with large gardens occupying site of 1733 sq yd (0.36 acres)
 - * Full or partial redevelopment potential - subject to usual consents
- * In need of some updating * Four bedrooms * Three reception rooms
 - * Period features * Bathroom and Shower room
 - * Double glazing * Gas central heating

* NO UPWARD CHAIN *

OFFERS IN THE REGION OF

£699,500

SITUATION & DESCRIPTION

The property lies in a popular, mixed and established residential area between Kidderminster and Bewdley, and in particular occupies a corner position at the junction of Lea Bank Avenue and Bewdley Hill.

Shops, schools and public transport services by road and rail are available within a reasonable distance, and well known tourist attractions, namely West Midlands Safari Park and the Severn Valley Railway are close by.

The property comprises a substantial detached dwelling house built around 1903 of traditional solid brickwork with vertical tile relief to some elevations, surmounted by a pitched tiled roof.

The property stands on a large corner plot and a tarmac surface driveway gives off road parking for numerous vehicles. There are large garden areas to the sides and rear.

REDEVELOPMENT

The property offers an opportunity for partial or full redevelopment, subject to the obtaining of any necessary planning and building regulation consents. The frontage to Lea Bank Avenue is approximately 130 ft, the return frontage to Bewdley Hill is 120 ft, and the site area is 1733 sq yd approx. (0.36 acres).

In addition to the main entrance in Lea Bank Avenue there is secondary access with drop kerb, from Bewdley Hill, at present un-used. Interested parties wishing to pursue any development should make their own enquiries of the local planning department. Please see site plan, later within these sales details, for identification purposes only.

ACCOMMODATION

Please see floor plan. The existing accommodation retains many interesting architectural features, and includes

On the ground floor;

Open canopy porch of timber and brick construction, quarry tile floor

Vestibule entrance with tiled floor, mat well and pair of inner doors with leaded lights and stained glass windows to

Reception hall 15' 2" x 6' 9" min. with original tiled floor, stairs off to first floor and door below giving access to **cellarage**

Reception No.1 (front) 13' 0" x 15' 8" into bay, with radiator and light connection

Reception No.2 (front) 9' 10" x 14' 0" into full width bay window, currently used for office purposes

Reception No.3 (right hand side) 13' 10" x 13' 9" into bay with fireplace and arch to

Adjoining annexe / original loggia 11' 2" x 3' 0"

Rear hall with quarry tile floor

Guest cloaks / w.c. with low flush cistern, hand basin and vanity unit, fitted coat hooks and obscure glazed side window

Kitchen 13' 9" x 6' 0" with range of base and wall cupboards, stainless steel sink unit and windows to three elevations

Breakfast area 11' 11" x 8' 6" with quarry tiled floor, side window and **walk in pantry** off

Adjoining utility 7' 6" x 5' 6" with single drainer sink unit, radiator and power / light points

Adjoining store 9' 3" x 5' 6" with radiator, windows to two elevations (former fuel store)

On the first floor;

Landing, with rear window

Inner landing with loft access

Bedroom No.1 (side) 14' 0" x 13' 1" into bay, with windows to two elevations

Bedroom No.2 (front) 14' 4" max x 14' 3" into bay, being 'L' shaped with two windows to front elevation

Bedroom No.3 (front) 13' 0" x 9' 6"

Continued/...

Bedroom No.4 (right hand side) 13' 1" x 8' 11"

House bathroom (left side) 7' 11" x 7' 6" with bath, hand basin, raised shower cubicle and obscure glazed side window

Separate w.c. (left hand side) with low flush w.c. and hand basin / vanity unit

Separate shower room 13' 0" x 4' 0" with low flush w.c., hand basin / vanity unit, large raised shower cubicle

Rear lobby (off bedroom No.4) with airing cupboard / stores cupboard off, and boiler cupboard off

Outside;

Replacement detached garage 20' 0" x 9' 0" approx. being of brick construction

Large well established **garden areas to front, side and rear**

GENERAL INFORMATION

SERVICES: Mains drainage, water, gas and electricity are connected. The gas fired central heating system of radiators is served by the Worcester Bosch boiler located in the boiler cupboard off bedroom No.4. A burglar alarm is installed.

EPC: The property has an EPC assessed to Band D-55, expiring 11 August 2032.

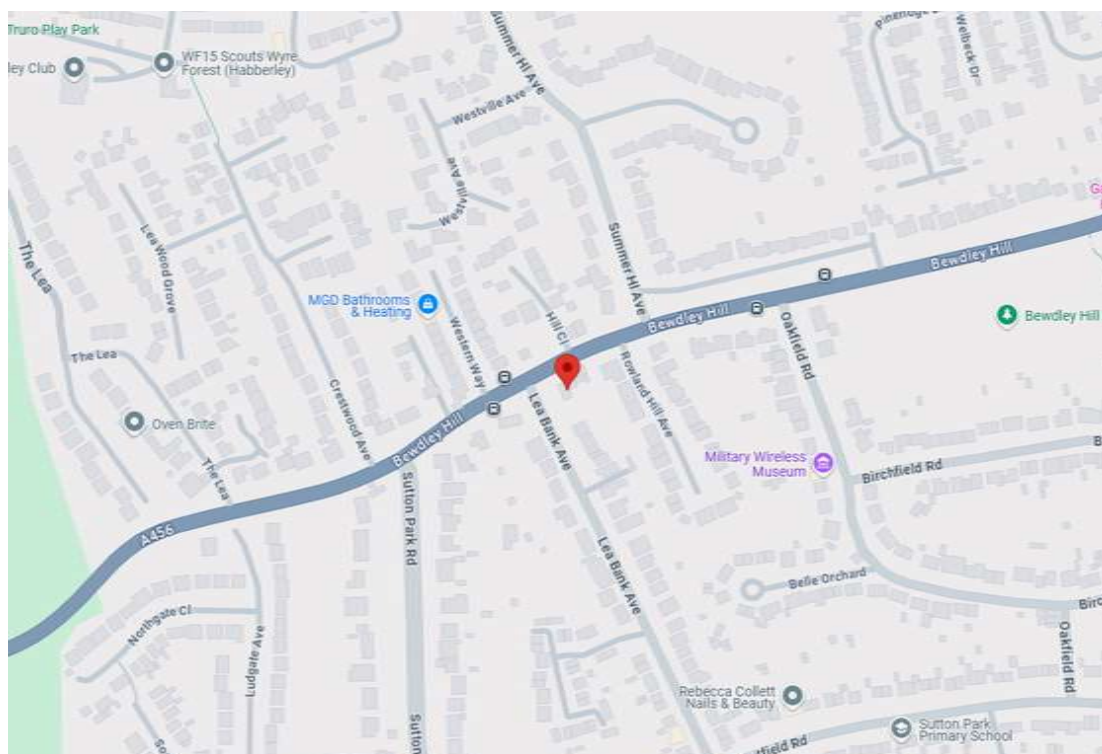
COUNCIL TAX: Band E, charge £2,846.51(2025 / 2026) Wyre Forest District Council.

VIEWING: Viewing strictly by prior arrangement with agents Stourbridge office 01384 440466.

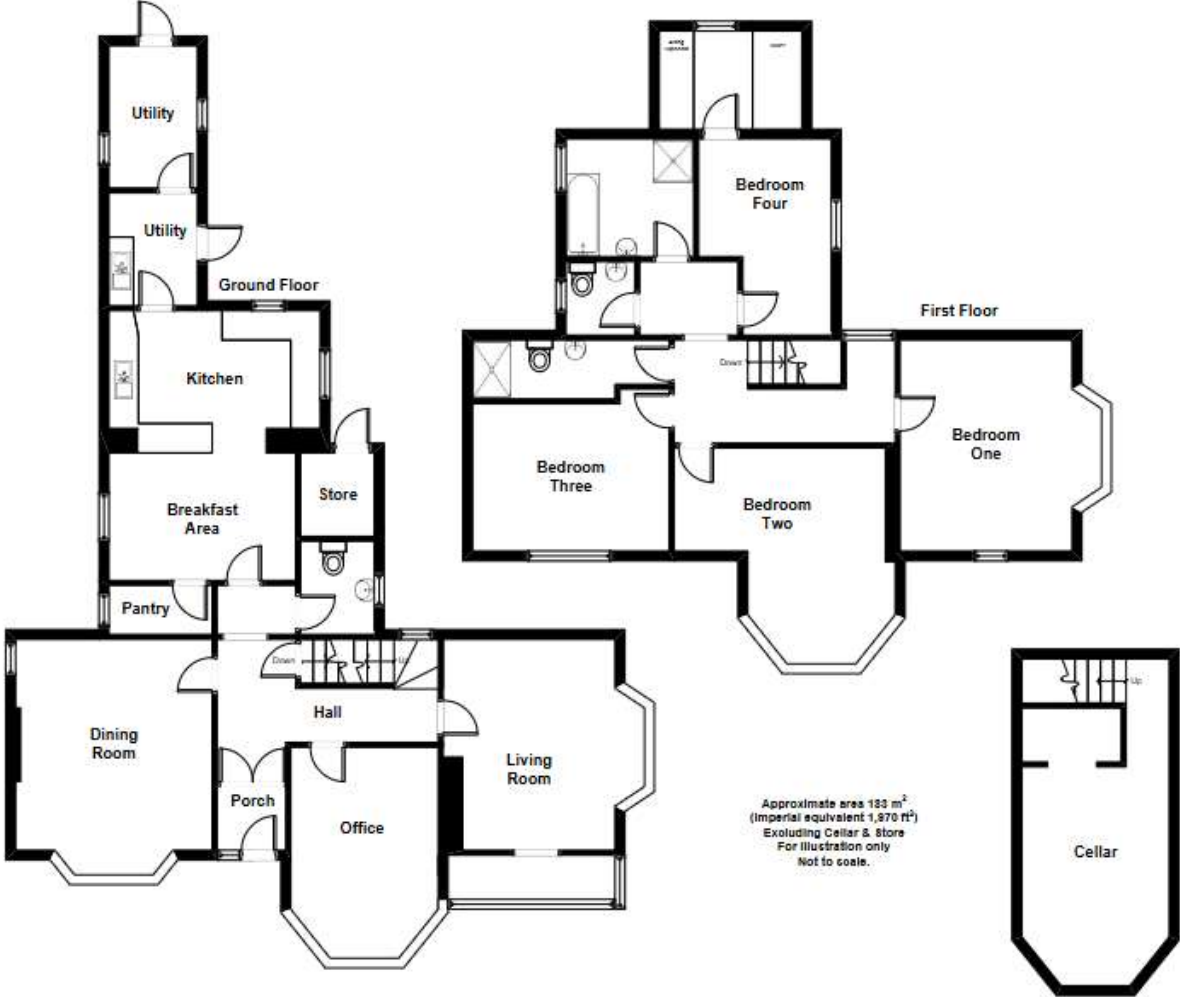
FIXTURES & FITTINGS: In addition to any already mentioned the sale price will include carpets and floor coverings as fitted together with any curtains, curtain tracks and light fittings in situ. All others are expressly excluded.

ANTI MONEY LAUNDERING: The successful purchaser will be required to submit two forms of identity and place of residence in order to comply with anti money laundering regulations.

LOCATION MAP:



FLOOR PLAN:



Please note there are more photographs available on Zoopla.



MISREPRESENTATION ACT 1967:

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