



11 Brinton Crescent

Kidderminster, DY11 6NT

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

A three bedroom semi-detached home offering considerable renovation potential, a generous garden and covered parking, available with no onward chain

- Requiring comprehensive renovation, this three bedroom home presents an opportunity to update and reconfigure the existing accommodation according to individual requirements
- The ground floor combines a dual aspect living room with a separate kitchen, cloakroom and direct access into the substantial covered area alongside the home
- Three first floor bedrooms provide adaptable accommodation, with two offering double proportions and the third suited to a single bedroom, nursery or home office
- The generous rear garden offers considerable scope for clearance, landscaping and the creation of defined areas for seating, planting and outdoor use
- A driveway leads into the extensive carport beside the home, providing practical vehicle space together with further potential for storage or alternative use
- Available with no onward chain, the property occupies an established residential setting in Kidderminster, within reach of the town's everyday amenities and wider transport connections

1052 sq ft (97.7 sq m)





The kitchen and cloakroom

Providing a practical starting point for refurbishment, the kitchen offers considerable scope for modernisation and the creation of a functional space tailored to individual requirements. Its proportions provide a useful basis for a redesigned layout, while a side door connects directly with the carport. The adjacent cloakroom contains a WC and wash basin, adding useful facilities to the ground floor.





The living room

Extending across the full depth of the home, the living room provides ample scope to create distinct areas for relaxation and dining. Windows to the front and rear establish a dual aspect arrangement, while the elongated proportions allow the space to accommodate a range of future layouts.





The bedrooms

Arranged across the first floor, the three bedrooms offer flexible accommodation for family life, guests or home working. The primary bedroom is a well proportioned double room overlooking the rear garden, while the second bedroom provides another comfortable room at the front. The third bedroom offers a practical single room or study, with each bedroom reached independently from the landing and ready for comprehensive updating.



The shower room

Bringing the principal bathroom facilities together, the shower room serves all three bedrooms from the first floor landing. A shower enclosure is accompanied by a wash basin and WC, with tiled surfaces surrounding the main fittings. A front facing window provides ventilation, while the existing arrangement offers a clear basis for modernisation according to individual preferences.



The garden

Offering considerable potential for transformation, the rear garden extends away from the home with space for a varied future arrangement. The current grounds require clearance and landscaping, providing an opportunity to introduce areas for seating, planting and outdoor recreation. Fencing and established planting define the visible edges, while the carport provides a direct connection between the front and rear.





The driveway and parking

A driveway to the side of the home leads into a substantial covered parking area, providing space for vehicles alongside useful storage. Its generous proportions present further potential for improvement as part of the wider renovation, while a door connects the area directly with the kitchen. Access continues towards the rear garden, creating a practical route between the front and rear of the property.



Location

Brinton Crescent forms part of an established residential area within Kidderminster. The town provides a broad range of everyday amenities, including shopping, leisure and community facilities, together with schooling for different age groups. Local road connections support travel throughout the surrounding area, while public transport options provide links within the town and beyond. The property's setting combines access to Kidderminster's practical facilities with an established neighbourhood environment, making it well placed for buyers seeking a home they can renovate and adapt to their own requirements.

Services

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

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Vodafone, Three, O2 and EE (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band B.



Brinton Crescent

Approximate Gross Internal Area
Ground Floor = 62.6 sq m / 674 sq ft
(Including Garage / Carport)
First Floor = 35.1 sq m / 378 sq ft
Total = 97.7 sq m / 1052 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

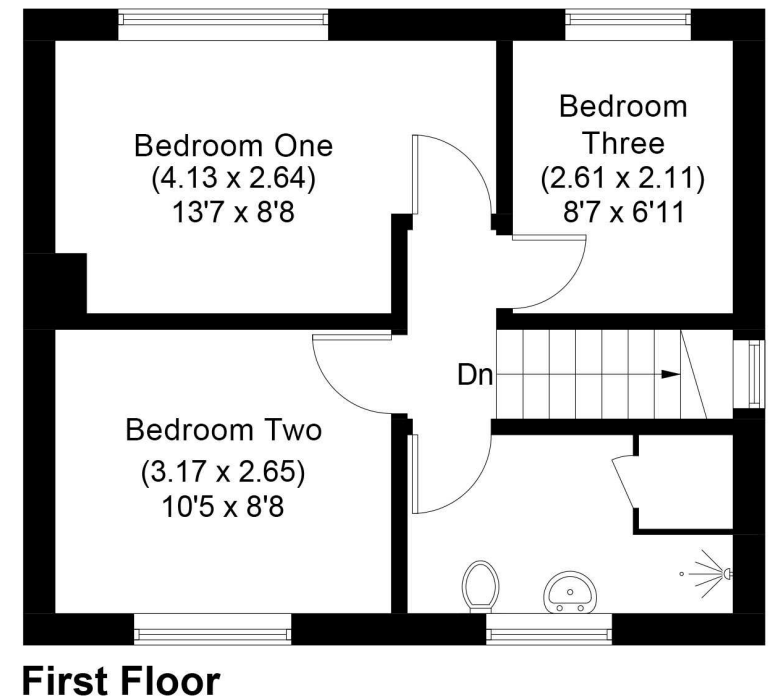
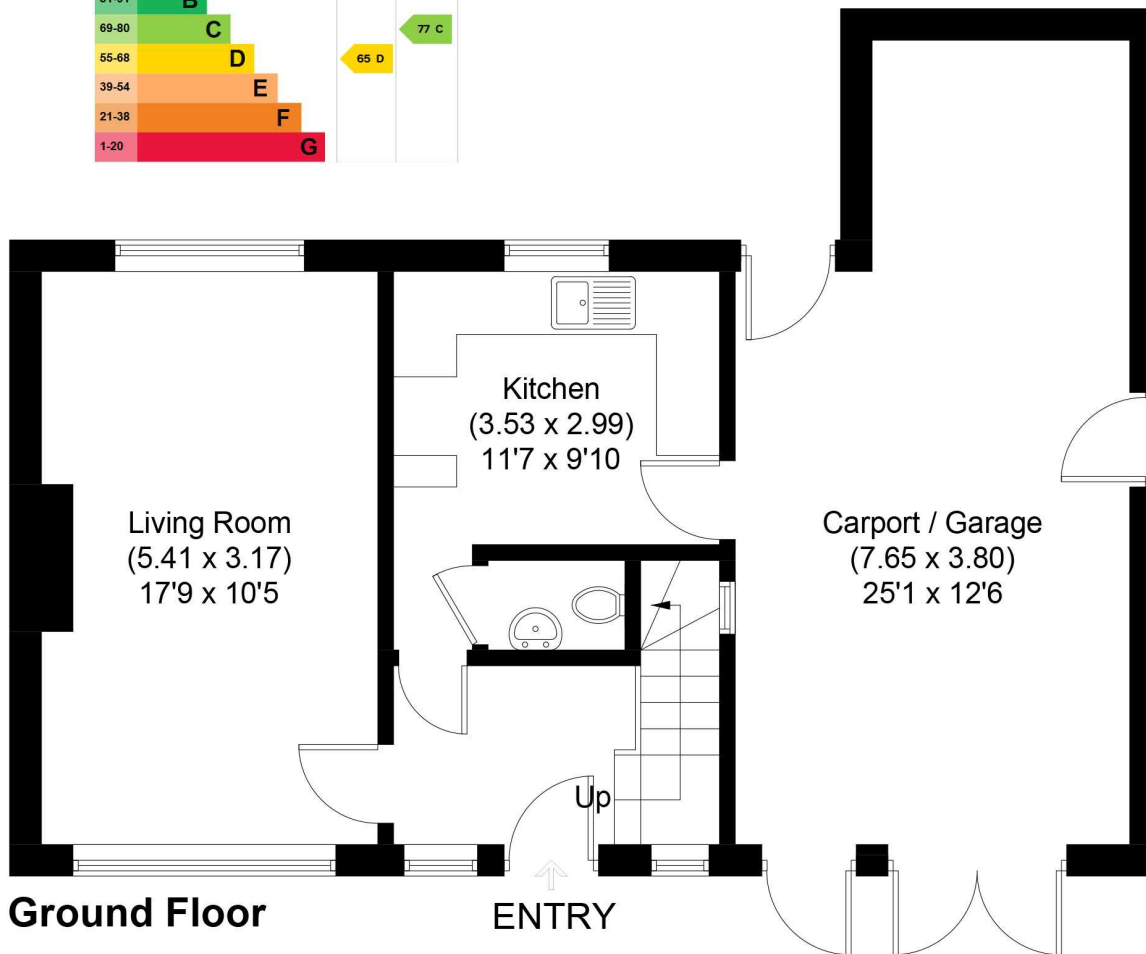


Illustration for identification purposes only, measurements are approximate, not to scale.



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