



36 Connaught Avenue

Kidderminster, DY11 6LT

Andrew Grant

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3 Bedrooms 2 Bathrooms 1 Reception Room

A thoughtfully arranged three-bedroom home featuring a sleek galley kitchen, generous living space, garden access and a private top-floor suite.

- Spacious three-bedroom home arranged over three floors with versatile accommodation
- Contemporary galley kitchen with sleek cabinetry, plentiful storage and a long work surface housing a hob and ovens
- French doors from the living/dining room open onto a lawned garden with a timber garden room
- The top-floor principal bedroom enjoys its own en suite and rooftop windows
- Located in Kidderminster, convenient for local shops, schools, green spaces and transport links

This well-presented family home offers balanced accommodation across three storeys. A smart entrance hall with cloakroom leads through to a contemporary galley kitchen and an expansive living and dining room opening onto the garden. Upstairs, two generous bedrooms share a modern family bathroom, while the entire top floor is devoted to a tranquil principal suite complete with its own en suite. The layout also includes a flexible study, ideal for home working. French doors connect the principal living space to the lawned garden, creating an easy transition between indoor and outdoor life.

1155 sq ft (107.3 sq m)





The kitchen

The kitchen is the hub of the home and provides an excellent space for meal preparation. Sleek wall and base cabinets run along one wall, incorporating a long work surface with a hob and twin ovens, while additional tall units at the far end maximise storage. A generous front-facing window overlooks the street and the room links directly to the hall and on to the living and dining room.





The living and dining room

Designed for both relaxing and entertaining, the living and dining room stretches across the rear of the home. Wide French doors and a broad side window bring the outside in and frame the outlook towards the garden and timber garden room. A subtle ceiling beam defines the dining area without interrupting the generous floor space, and doors connect the room back to the hall and kitchen.





The hallway and cloakroom

The entrance hallway sets a welcoming tone, with stairs rising to the upper floors and access to all ground floor rooms. A glazed front door opens into the hall, which features a useful understairs area. Off the hall, the cloakroom includes a wash basin and WC, together with a frosted window providing ventilation. The hall flows through to the kitchen and on to the living and dining room.





The primary bedroom

Occupying the entire second floor, the primary bedroom provides a serene retreat. The pitched ceiling incorporates twin roof windows that frame views of the treetops and add character to the space. A built-in cupboard sits to one side, and a door leads directly through to the en suite. There is ample room for both sleeping and seating areas within this generous suite.



The primary en suite

Serving the principal bedroom, the en suite is neatly arranged under the eaves. It features a glazed shower enclosure alongside a pedestal wash basin and WC. A roof window admits natural light while preserving privacy, and practical shelving is fitted to one corner for toiletries and towels.



The second bedroom

Bedroom two is a comfortable double room on the first floor. A wide window looks out to the front of the property and there is plenty of wall space for free-standing wardrobes and drawers. Its proximity to the family bathroom makes it ideal as a guest room or older child's bedroom.





The third bedroom

Bedroom three is a versatile single room suited to a child, guest or study. A rear window with shutters overlooks neighbouring gardens, and the neutral décor makes it easy to personalise. There is space for a single bed and additional furniture, making this a flexible space within the home.



The bathroom

The first-floor family bathroom caters to bedrooms two and three. It is fitted with a panelled bath with shower over and a glazed screen, together with a pedestal basin and close-coupled WC. Attractive mosaic-style flooring and part-tiled walls give a fresh feel, and a frosted window allows for ventilation.



The garden

To the rear of the home lies an enclosed garden designed for relaxation and play. French doors from the living and dining room open onto a lawned area that leads to a timber garden room at the far end, providing a sheltered spot for storage or hobbies. The level garden offers space for outdoor dining and is ideal for children or pets.

Location

Kidderminster is a popular Worcestershire town offering a wide range of amenities, including supermarkets, independent shops and leisure facilities. Families will appreciate the selection of local primary and secondary schools in the area, while green spaces and riverside walks are close by for outdoor pursuits. The town benefits from excellent transport links, with regular rail services to Birmingham and Worcester and road connections via the A449 and A456. The property's position allows easy access to nearby countryside as well as the town centre.

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).

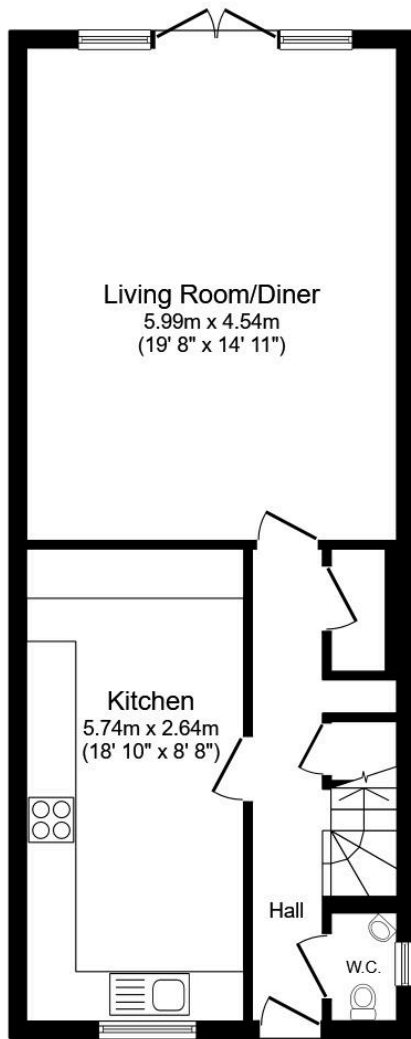
Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

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.

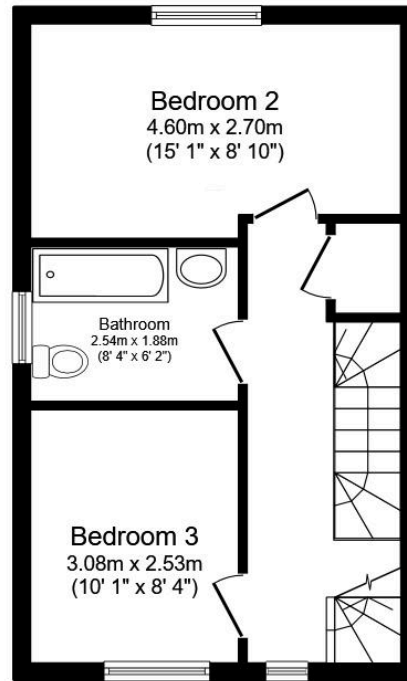
Council Tax

The Council Tax for this property is Band C.

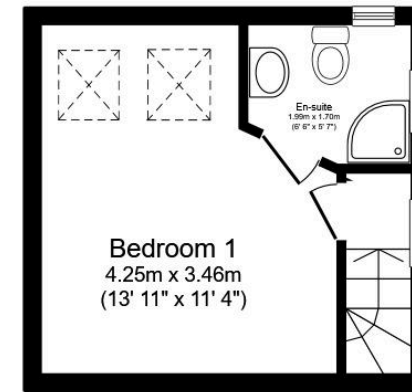




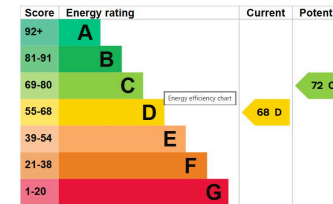
Ground Floor



First Floor



Second Floor



Total floor area: 107.3 sq.m. (1,155 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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