



## 19 Kings Road

Kidderminster, DY11 6YU

Andrew Grant

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**4 Bedrooms   2 Bathrooms   2 Reception Rooms**

Beautifully improved family home with open-plan living, garden room and private garden, overlooking a green in a quiet cul-de-sac setting.

- Spacious four-bedroom home offering versatile accommodation across two floors
- Open-plan kitchen/dining room refitted in 2022 flowing into a garden room with wood burner
- Delightful rear garden with cherry blossom tree, pond and secluded seating areas
- Block-paved driveway and tandem garage provide generous parking and utility/storage
- Peaceful cul-de-sac location overlooking an established green within walking distance of town and schools

This attractive family home enjoys a pleasant corner position within a quiet cul-de-sac. Refurbished by the current owners, the accommodation includes a bay-fronted living room and a superb open-plan kitchen/dining room refitted in 2022. A garden room with wood burner connects the home to its private rear garden. Four bedrooms are served by a contemporary family bathroom and en suite. A tandem garage with utility area and block-paved driveway complete the picture, while the property overlooks an established green and lies within a mile of the town centre and local schools.

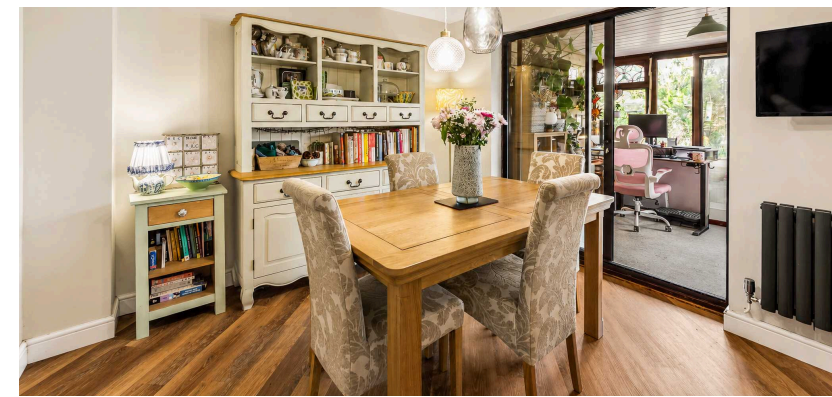
**1656 sq ft (153.9 sq m)**





## The kitchen and dining room

Designed for socialising and family meals, the open-plan kitchen and dining area sits at the rear of the home. Dove grey shaker cabinetry, timber worktops, a Range cooker and a breakfast bar with seating create a stylish cooking space. The dining area is defined by contemporary pendant lighting and opens through sliding glazed doors into the garden room. A door leads to the tandem garage and utility section, ensuring practical access to storage and services.







## The living room

This inviting reception room provides a comfortable space for everyday relaxation and entertaining. A bay window frames views across the front and an electric living flame fire set within a contemporary surround forms an appealing focal point. The room connects directly to the hallway, encouraging an easy flow to the kitchen and the rest of the ground floor.





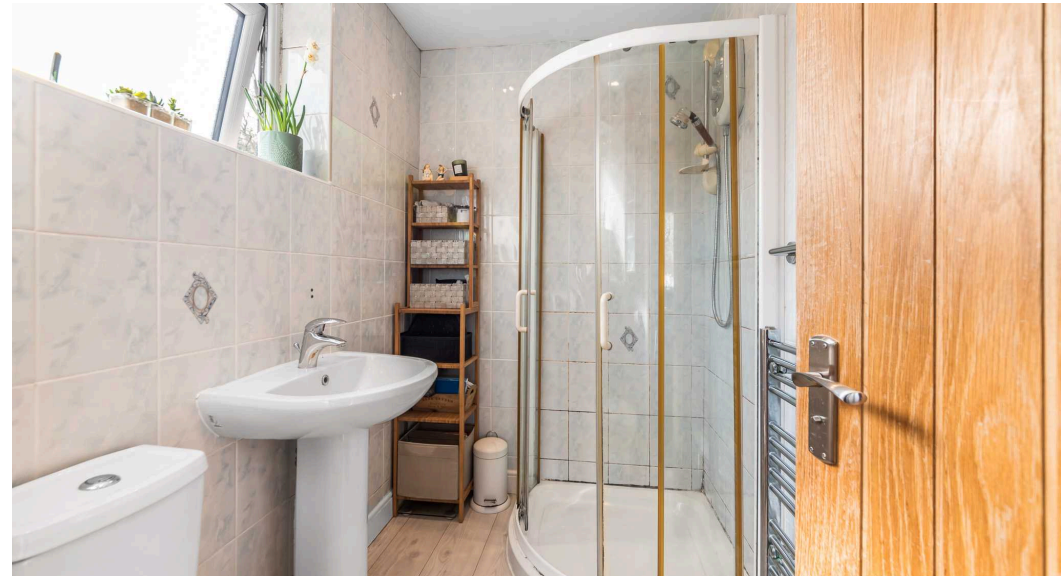
## The garden room

A versatile garden room extends the living space and offers a cosy snug overlooking the garden. A wood-burning stove stands on a hearth beneath the insulated roof, creating a comfortable year-round retreat. Full-width glazed doors open onto the patio and lawn, making it easy to spill outside for al-fresco dining or play.



## The hallway and cloakroom

A welcoming entrance hall sets the tone for the home, featuring herringbone parquet flooring and a turned staircase rising to the first floor. Doors open to the living room and the open-plan kitchen/dining room, while a cloakroom off the hall includes a vanity unit and WC for guests' convenience.



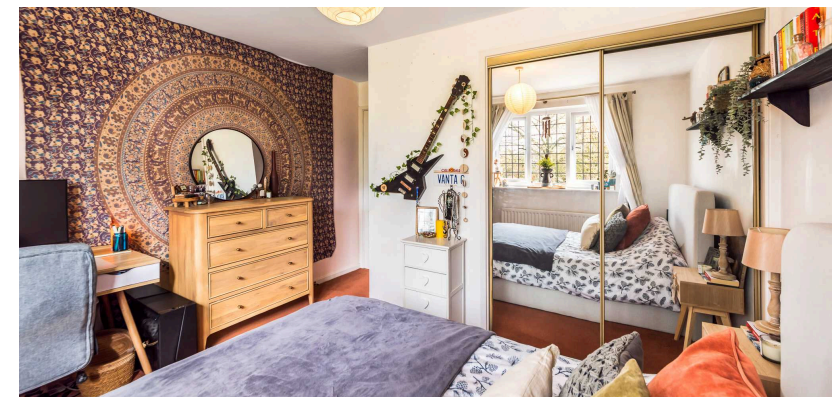
## The primary bedroom and en suite

The primary bedroom provides a calm retreat with a leafy outlook over the garden. Mirror-fronted fitted wardrobes line one wall, offering generous storage without encroaching on the floor space. The bedroom enjoys its own en suite shower room fitted with a curved shower enclosure, pedestal basin and WC, finished with tiled walls and downlights.



## The second bedroom

A generous second bedroom enjoys lovely views across the green at the front of the house. A built-in mirrored wardrobe provides ample storage, leaving plenty of space for a double bed and additional furniture. This room could serve equally well as a comfortable guest room or family bedroom.





## The third bedroom

The third bedroom overlooks the green from a wide picture window, lending a pleasant outlook and plenty of natural light. A fitted wall shelf offers storage and display space, and the room is flexible enough to be used as a bedroom, home office or hobbies room according to need.



## The fourth bedroom

This charming single bedroom looks out over the rear garden, making it a peaceful space for a child or visitor. It benefits from a fitted wardrobe for tidy storage and the room would also lend itself to use as a nursery, study or dressing room.



## The bathroom

The family bathroom has been recently refitted to a stylish standard. Fully tiled walls complement an L-shaped bath with overhead shower and curved screen, and there is a contemporary vanity unit with inset basin and a close-coupled WC. Recessed downlights complete this practical and elegant space.



## The garden

The rear garden offers a private oasis for relaxation and play. A mature cherry blossom tree takes centre stage, with lawn stretching beneath it and a timber play structure with slide to one side. Paved paths wind past established borders, a pond with waterfall and raised beds to a secluded seating area. A potting area, shed and gated side access provide further practicality.



## The driveway and parking

At the front of the property a block-paved driveway provides off-road parking for two cars. It leads to a tandem garage with up-and-over door, power and lighting. The rear section of the garage currently incorporates a utility area with wall-mounted boiler and a door to the rear garden, ensuring easy access for household chores.

## Location

Kings Road is a pleasant no-through road tucked away in a quiet corner of the DY11 side of Kidderminster. Despite its peaceful setting, the town centre is less than a mile away and easily reached on foot. The property overlooks an established green at the heart of the cul-de-sac, providing a leafy outlook and a safe environment for families. Local amenities include shops, cafes and leisure facilities, while schooling is well catered for with Baxter College nearby and other schools within easy reach. The area offers convenient road links for commuting further afield.

## Services

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

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

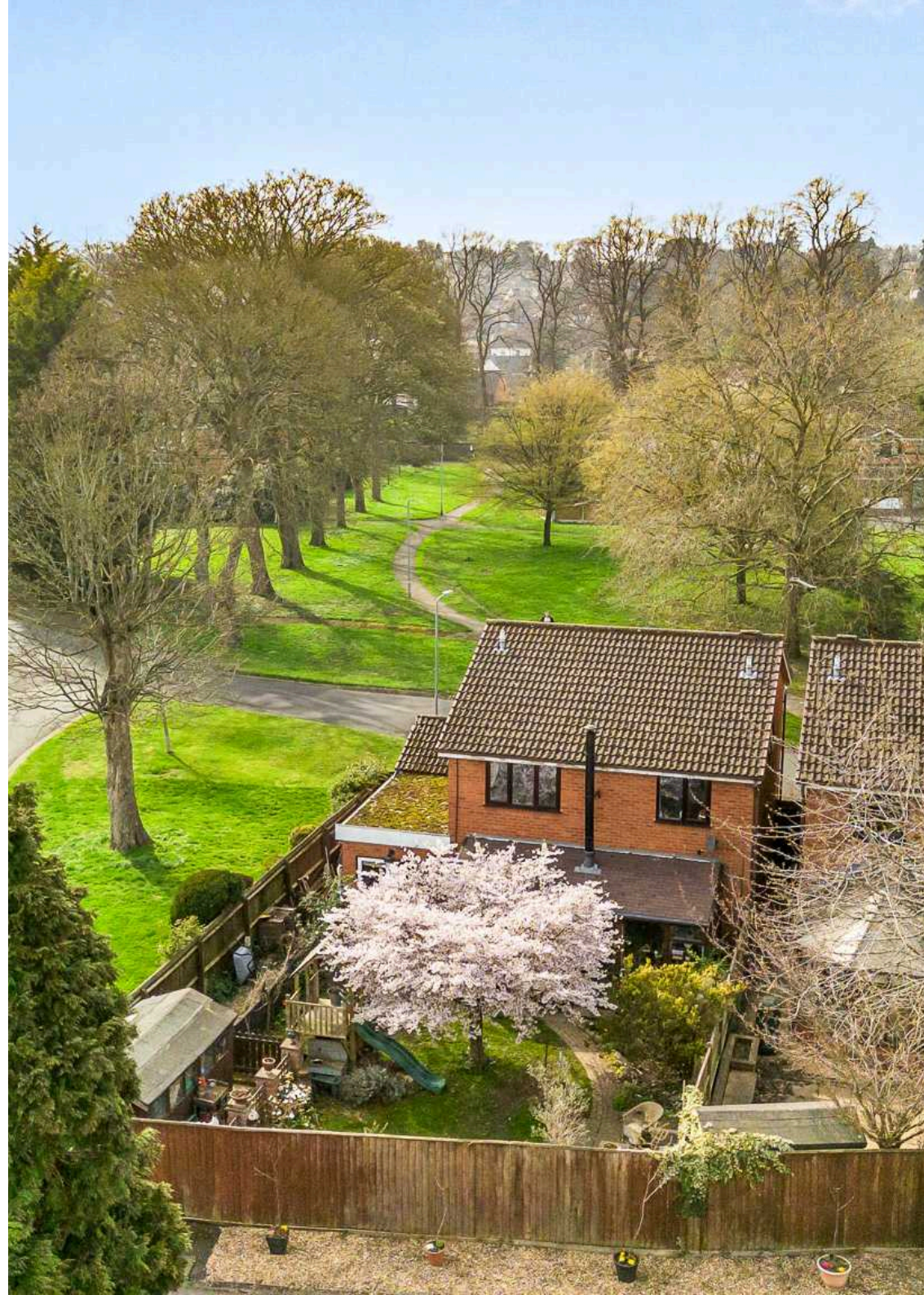
Mobile coverage likely available from EE, Three, Vodafone and O2 (source: Ofcom).

### Flood Risk (Long-term forecast)

According to the Environment Agency's long-term flood risk data, the property is currently at low risk for surface water flooding and very low risk for river and sea flooding. Future climate projections indicate the surface water flood risk remains low between 2040 and 2060, while river and sea flood risk remains very low.

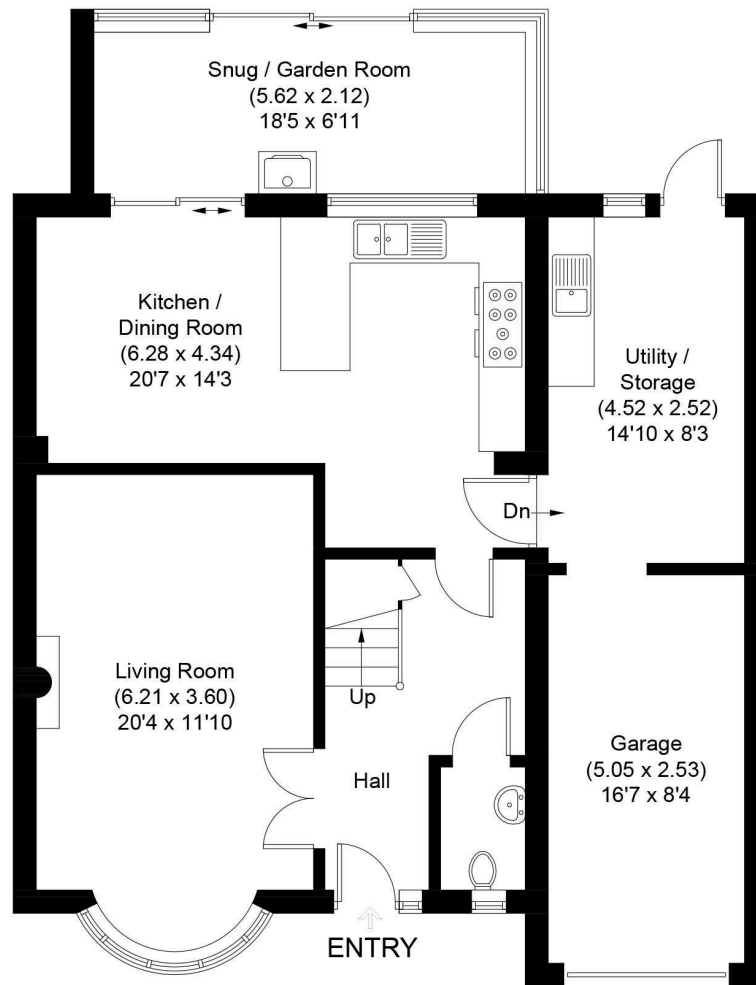
## Council Tax

The Council Tax for this property is Band E

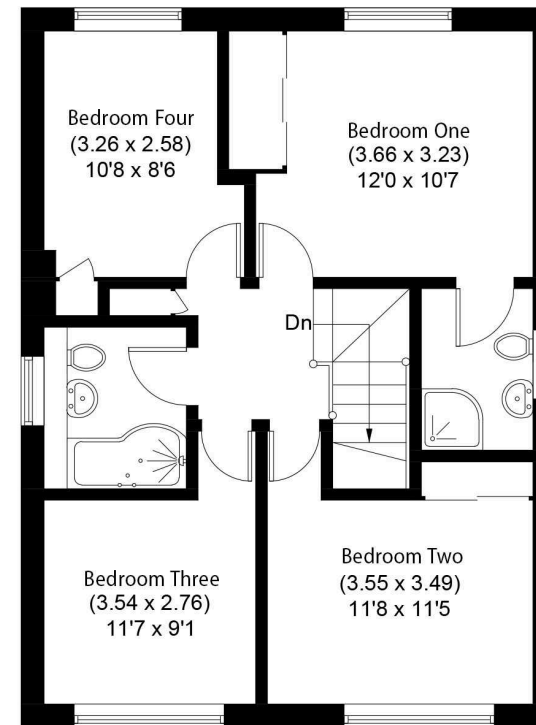


# Kings Road

Approximate Gross Internal Area  
Ground Floor = 98.3 sq m / 1058 sq ft  
(Including Garage)  
First Floor = 55.6 sq m / 598 sq ft  
Total = 153.9 sq m / 1656 sq ft



Ground Floor



First Floor

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



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