



## 91 Franche Road, Kidderminster, DY11 5BJ Offers in excess of £350,000

An exciting and versatile opportunity to acquire this spacious detached family home, ideally positioned on the sought-after Franche Road in Kidderminster. Offering generous and flexible accommodation throughout, this impressive property is perfect for growing families, multi-generational living, or those seeking additional work-from-home space.

The main residence briefly comprises a welcoming entrance hallway, a superb open-plan lounge/kitchen/dining room creating the heart of the home, separate lounge, three well-proportioned bedrooms, master with an ensuite, a dressing room and a family bathroom. The layout offers excellent versatility with multiple reception spaces and ample bedroom accommodation.

A standout feature of this property is the substantial timber annexe located within the rear garden, offering its own self-contained living space comprising an open plan kitchen lounge, two bedrooms, master with ensuite and a separate WC. Ideal for relatives, guest accommodation, home office use, or potential rental income (subject to any necessary consents), the annexe provides fantastic added value and flexibility.

Externally, the property enjoys a private rear garden with space for entertaining and relaxing, whilst to the front there is off-road parking and convenient access to local amenities.

Situated in the desirable Franche area of Kidderminster, the home is well placed for excellent schools, shops, commuting links, and access to the nearby countryside, making it a highly attractive location for families and professionals alike.

Early viewing is highly recommended to fully appreciate the size, versatility, and unique benefits this superb property has to offer.



**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

