Since 1971

Andrew Grant



7 Bronwen Ingham Court



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Kidderminster, DY10 2ET

A two bedroom home with a garden opening off the living room, parking for one car and scope to make it your own.

2 Bedrooms | 1 Bathroom | 1 Reception | Parking for one car

This semi detached home combines a separate kitchen with a rear living room opening directly onto the garden. An entrance hallway and downstairs cloakroom complement the ground floor, while upstairs are two bedrooms, each with a storage cupboard, and a bathroom. The enclosed rear garden offers an opportunity for buyers to refresh the outdoor space to their own taste, with gravelled parking for one car at the front. The Kidderminster setting brings access to the town's shops, schools and rail connections.

644 sq ft (59.8 sq m)

Freehold

The accommodation

The kitchen features timber effect units, dark worktops and tiled splashbacks, with a fitted oven, gas hob and extractor. A window above the sink overlooks the front.

French doors open from the living room onto the rear garden, extending its appeal during warmer months. A fireplace provides a focal point, while the staircase rises along one side, leaving room to arrange both seating and a small dining area.

The primary bedroom spans the front of the property, with a broad window and its own storage cupboard. Its rectangular proportions allow space for a double bed and additional bedroom furniture.

Overlooking the rear garden, the second bedroom also benefits from a storage cupboard. It could serve as a guest bedroom or combine sleeping space with a desk for buyers who need somewhere to work from home.

The bathroom contains a panelled bath, pedestal basin and WC, with tiling around the bathing area. A side window brings daylight into the room, which is accessed independently from the landing and serves both bedrooms.















The garden and parking

French doors lead onto a paved terrace, beyond which timber edged beds divide the enclosed rear garden. The outdoor space would benefit from attention, offering scope to restore the borders and create an area for seating and growing flowers or vegetables.

A gravelled space at the front provides parking for one car, alongside the paved path to the entrance. A small covered canopy shelters the front door, with low timber edging defining the adjoining frontage.






6

Location

Bronwen Ingham Court forms part of Kidderminster's residential landscape. The setting offers a base for accessing the town's services and surrounding countryside.

Kidderminster town centre provides independent shops, cafés and restaurants alongside larger retailers. Weavers Wharf adds a selection of familiar shops and places to eat within a riverside setting around the restored Slingfield Mill.

Educational options in the town include St George's CE Primary School and Nursery and Holy Trinity School, providing education for pupils aged four to eighteen, subject to admissions arrangements.

Kidderminster railway station offers services towards Birmingham and Worcester, supporting commuting and leisure travel. The town also provides road connections towards Stourbridge, Bromsgrove and Worcester, with onward access to the wider West Midlands.

For recreation, St George's Park offers green space within the town, while the Staffordshire and Worcestershire Canal provides towpath walks. The Severn Valley Railway adds heritage excursions through the surrounding countryside towards Bridgnorth.



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

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

Flood Risk

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.

EPC

The EPC rating for this property is: C

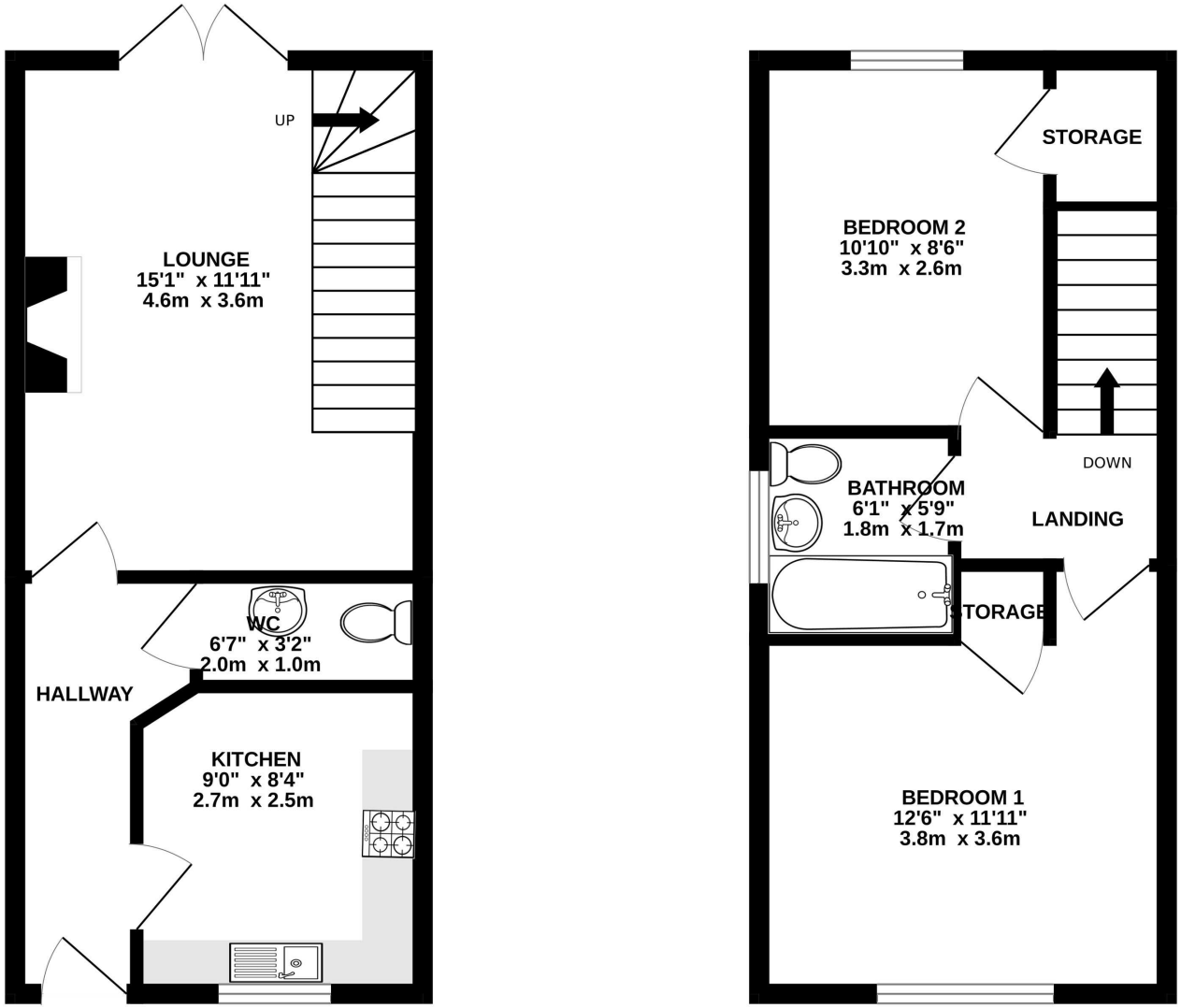
Council Tax

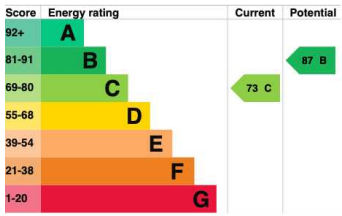
The Council Tax for this property is Band B



GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.

1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.





TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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