



9 Lea Bank Avenue

Kidderminster, DY11 6PD

Andrew Grant

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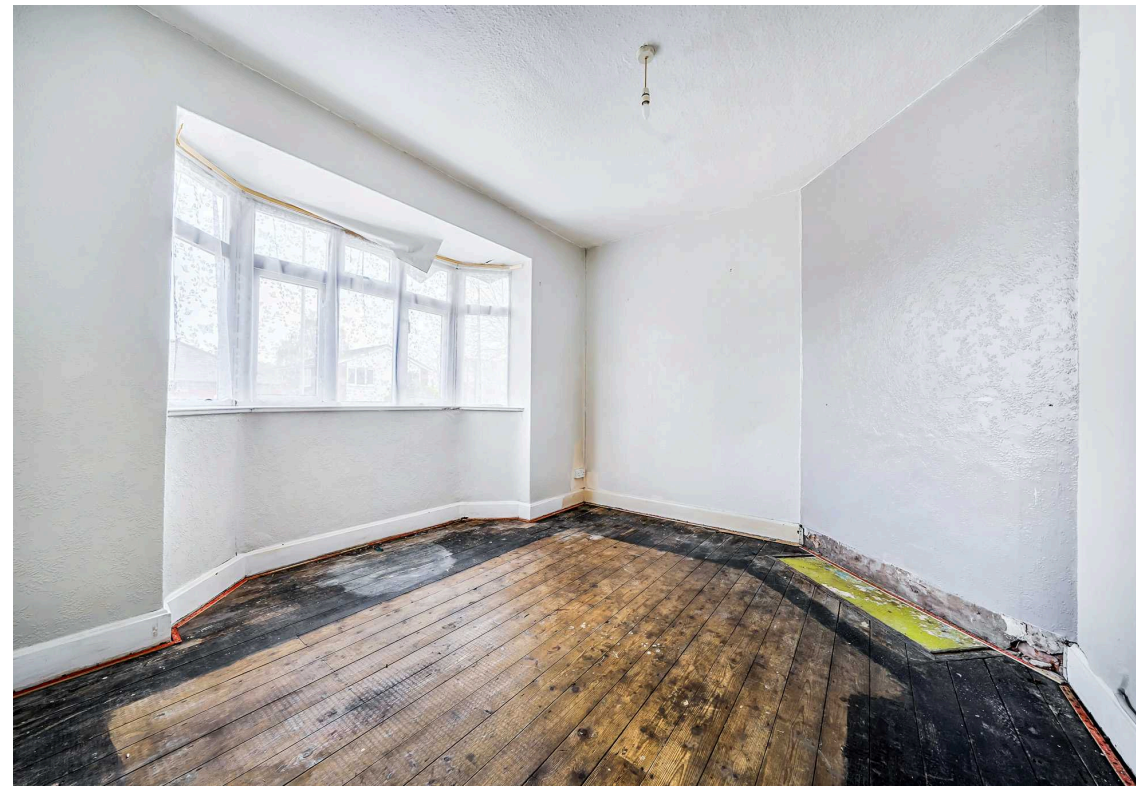
3 Bedrooms 1 Bathroom 2 Reception Rooms

1930s semi-detached home offering two reception rooms, three bedrooms, generous garden and parking, with scope to update and personalise

- Three-bedroom 1930s semi-detached home requiring a full renovation
- Bay-fronted living room and dining room with fireplace
- Long rear garden with lawn, gravelled beds and established shrubs
- Gravel frontage with shrubs and shared tarmac driveway providing off-road parking
- Peaceful residential avenue within reach of local schools, shops and transport links in Kidderminster

This circa-1930 home presents a wonderful opportunity to create a comfortable family base. The ground floor offers a bay-fronted living room, separate dining room with fireplace and a practical kitchen opening to the garden. Upstairs there are three bedrooms and a family bathroom. A long, enclosed garden lies to the rear while a gravelled frontage and shared driveway to the side provides off-road parking. Situated on a quiet avenue in Kidderminster, the home is convenient for amenities and transport connections.

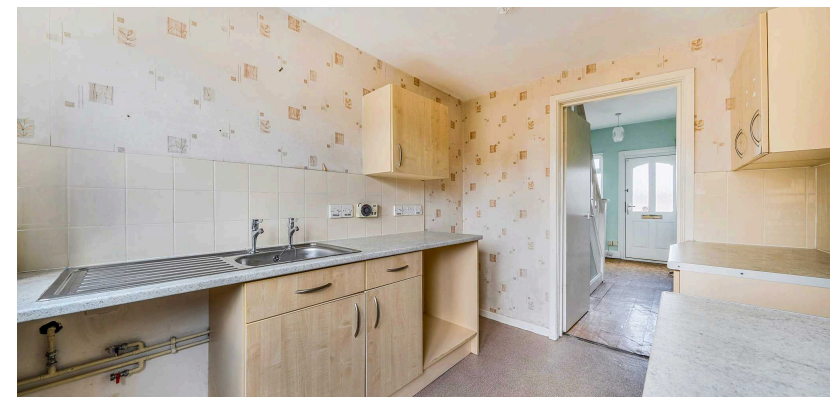
947 sq ft (88 sq m)





The kitchen

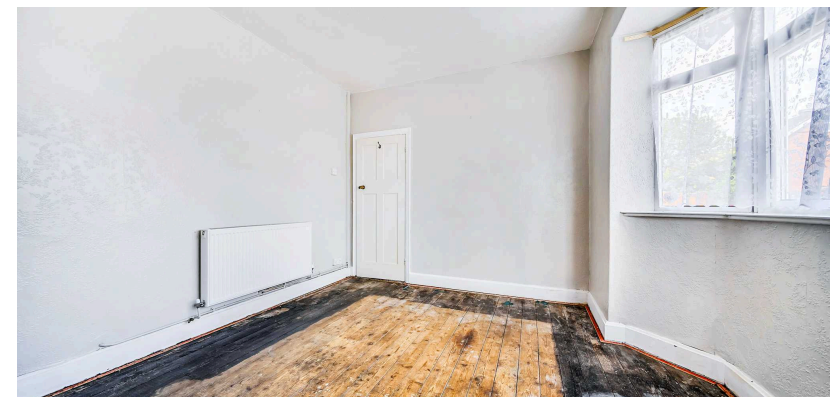
The kitchen serves as a practical workspace with light-toned base and wall cabinets topped by laminate work surfaces. A stainless-steel sink with drainer sits beneath the rear window and tiled splashbacks ensure easy maintenance. There is space for appliances and a part-glazed door opens directly onto the garden.





The living room

Designed for everyday relaxation, the living room centres around a wide bay window with multi-pane glazing that overlooks the frontage. An original chimney breast provides a natural focal point and exposed floorboards hint at the home's 1930s origins. The room opens back into the entrance hall, offering a cosy space separate from the dining room for quiet reading or socialising.





The dining room

Ideal for family meals and entertaining, the dining room features a contemporary fireplace with surround set into a panelled chimney breast. A broad window frames views across the rear garden, while timber floorboards complement the traditional style.





The primary bedroom

Positioned at the rear of the first floor, the primary bedroom offers generous proportions for a double bed and freestanding furniture. A large picture window frames views over the garden, while the chimney breast creates handy alcoves for wardrobes or shelving. This room provides scope to tailor storage to individual needs.



The second bedroom

The second bedroom offers comfortable dimensions for a double or twin arrangement. A wide casement window draws attention to the outlook across the frontage. The chimney breast adds architectural interest and alcove space, while the gently sloping ceiling reminds you of the home's period character.



The third bedroom

This versatile third bedroom could serve as a child's room or home office. It features a casement window to the front and a high ceiling with exposed beam detail. A built-in ventilation grille is set into the wall and the floorplan makes efficient use of the available space.



The bathroom

Serving the first floor is a family bathroom fitted with a white suite. A panelled bath with electric shower over sits beneath the frosted window, and a pedestal wash basin and low-level WC complete the arrangement.



The garden

At the rear, the generous garden extends the living space outdoors. A lawned area is bordered by gravelled beds and colourful shrubs and perennials, while a paved path runs along the fence towards the far end. Timber and brick boundaries give a sense of seclusion and the length of the plot offers scope for play, planting or further landscaping.





The driveway and parking

The gravelled foregarden offers low-maintenance kerb appeal and provides off-road parking, softened by established shrubs and seasonal planting. A shared tarmac driveway continues down the side of the home for easy access to the rear garden. Steps rise to the front door from the path, welcoming visitors.

Location

Kidderminster is a historic Worcestershire town offering a blend of urban convenience and green surroundings. Residents benefit from a choice of supermarkets, independent shops, cafes and leisure facilities, along with primary and secondary schools in the local area. Rail and bus services connect to larger centres such as Worcester and Birmingham, while road links via the A449 and M5 open up the wider region. The River Stour and nearby parks provide opportunities for walking, and the Wyre Forest offers miles of trails and woodland scenery. This home sits on a residential avenue with a neighbourly feel and access to daily amenities.

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).

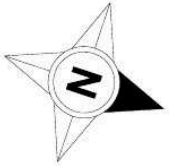
Mobile Coverage: Likely available from O2, EE, Vodafone and Three (source: Ofcom checker).

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.

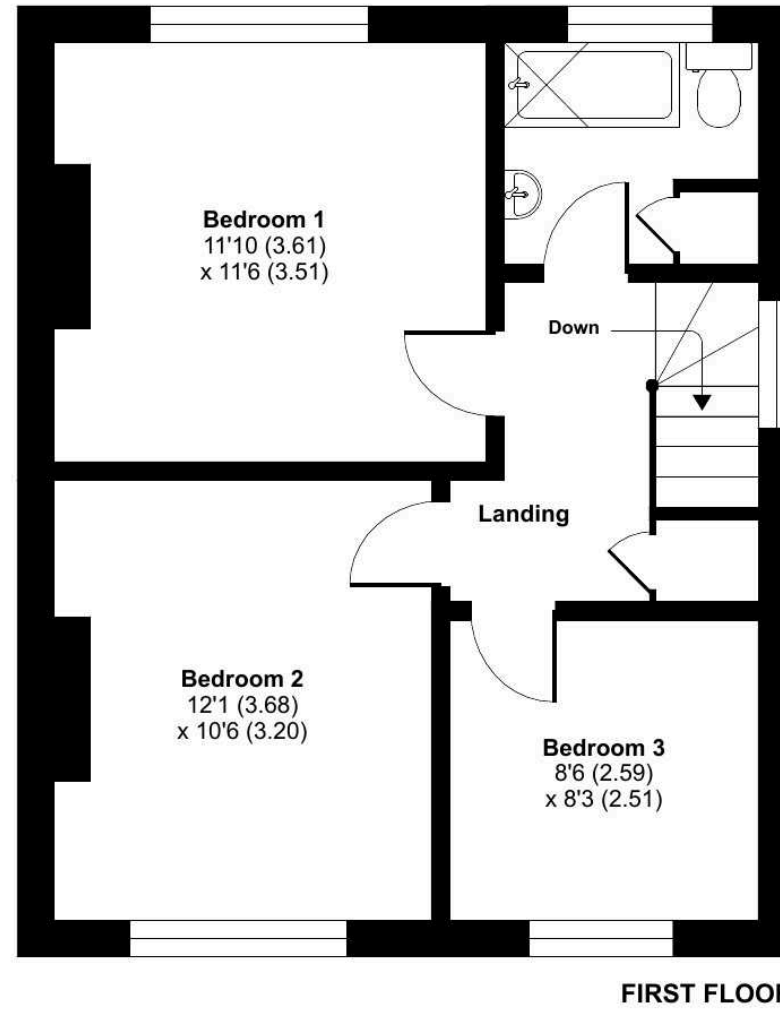
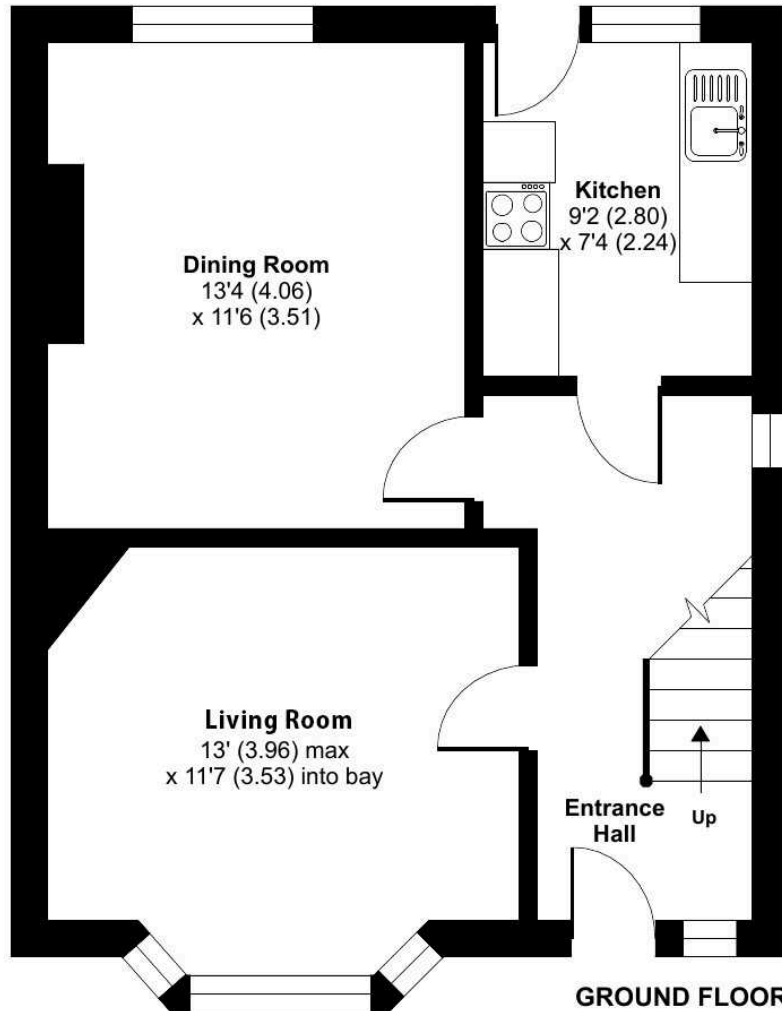




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Approximate Area = 947 sq ft / 88 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Andrew Grant. REF: 1447694.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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