



459 Stourport Road

Kidderminster, DY11 7BD

Andrew Grant

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3 Bedrooms 2 Bathrooms 2 Reception Rooms

A substantial traditional home set on a generous plot with park views, extensive gardens and excellent future potential.

- A spacious period home with extended accommodation across multiple levels
- Character features including stained glass windows and fireplaces
- Extensive mature rear garden with patio, lawn and established planting
- Driveway parking for two vehicles with detached garage and workshop
- Convenient position close to parkland, canal walks and the town centre

An attractive traditional home dating from 1926, set within a generous plot approaching a quarter of an acre. The property offers well balanced accommodation with a range of reception spaces, an extended kitchen and four bedrooms. Enjoying views across Brintons Park and with a large established rear garden, the home also presents excellent potential for future enlargement subject to requirements.

1866 sq ft (173.4 sq m)





The kitchen

A well proportioned extended kitchen forming a central hub for day to day living. Solid wood units and a breakfast bar provide practical workspace, complemented by an integrated gas hob, double oven, dishwasher and fridge-freezer. The layout allows direct access to both the cellar and utility room, supporting efficient household use.





The living and dining room

A generous reception area arranged to provide both seating and dining space. A gas fire with surround forms a focal point, while a rear bay window and external door create a strong connection to the garden. The space runs front to back, allowing for flexible use throughout the day.





The sitting room

A more intimate reception space suited to quieter use. A living flame gas fire set within a wooden surround provides a central feature, alongside a picture rail and stained glass window. The room benefits from a pleasant outlook towards Brintons Park.



The utility and shower room

A practical supporting space combining laundry facilities and a shower room. Solid wood units and plumbing for appliances are complemented by a Worcester boiler. A tiled shower cubicle, wash basin and WC are incorporated, with direct access to the rear garden.





The primary bedroom

A principal bedroom positioned to take advantage of the front aspect. The room enjoys elevated views across Brintons Park, creating a pleasant outlook. Its proportions allow for a full range of bedroom furnishings and comfortable day to day use.





The second bedroom

A well sized double bedroom extending from front to rear. Dual aspect windows provide views over both the park and the rear garden, enhancing the sense of space. The layout supports flexible arrangement of furniture.





The third bedroom

A comfortable bedroom overlooking the rear garden. The position provides a quieter aspect within the home, with sufficient proportions for everyday use.



The bathroom

A family bathroom fitted with a panelled bath with shower above, pedestal wash basin and WC. A heated towel rail provides a practical addition, with the layout arranged for ease of use.



The garden

An extensive rear garden forming a key feature of the property. A block paved patio sits adjacent to the house, with steps and a pathway leading to a long lawn. Mature hedging, planted borders and established trees create a high degree of privacy, with a gazebo and greenhouse positioned within the space.







The driveway and parking

Parking is positioned to the rear of the property and accessed via an unadopted lane. The driveway accommodates two vehicles and leads to a detached garage with electric roller shutter door. A workshop area is also located to the rear of the garage.

Location

The property occupies a pleasant established position overlooking Brintons Park, which offers a range of outdoor facilities including play areas and open green space. The nearby canal provides scenic walking routes connecting to the surrounding countryside and the town centre. Everyday amenities are available within the nearby town, which lies within walking distance and provides a range of shops, services and local facilities.

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 Three, EE, O2 and Vodafone (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 D.



Stourport Road

Approximate Gross Internal Area
 Lower Ground Floor = 13.9 sq m / 150 sq ft
 Ground Floor = 74.2 sq m / 799 sq ft
 First Floor = 53.1 sq m / 571 sq ft
 Outbuilding = 32.2 sq m / 346 sq ft
 Total = 173.4 sq m / 1866 sq ft

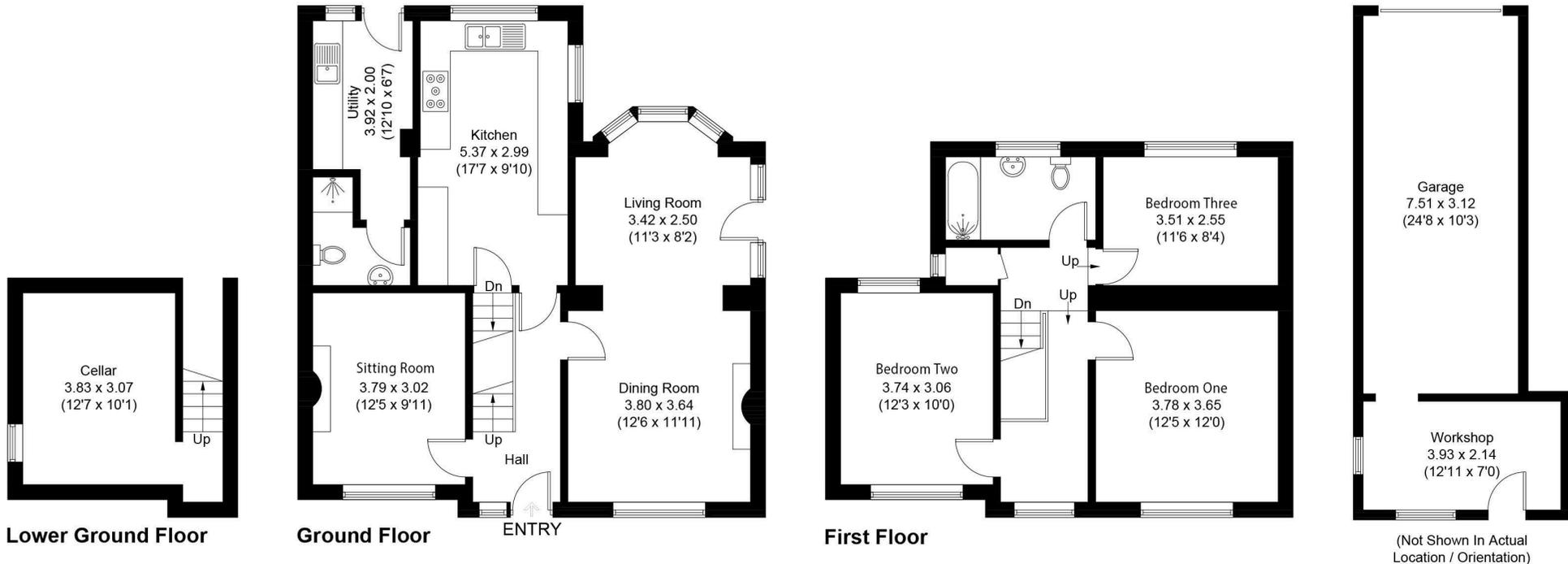
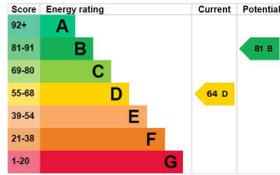


Illustration for identification purposes only, measurements are approximate, not to scale.



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