



62 Mill Lane

Kidderminster, DY11 6YH

Andrew Grant

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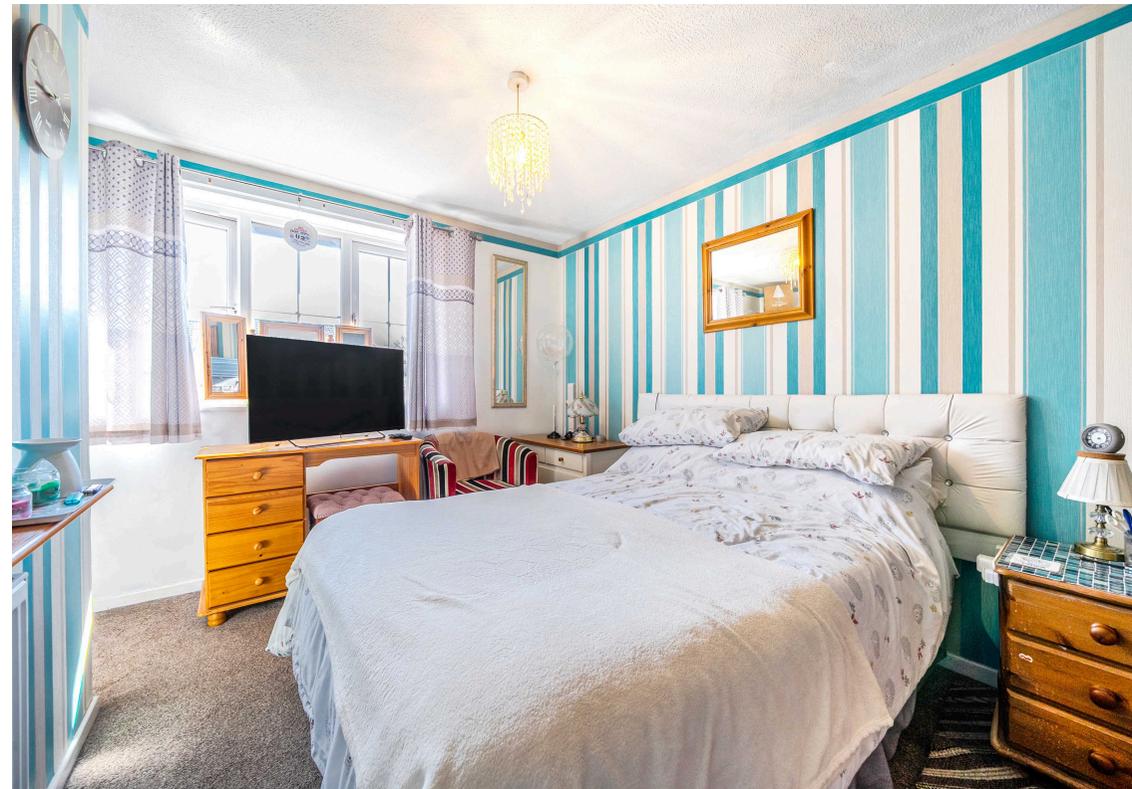
2 Bedrooms 1 Bathroom 1 Reception Room

A well-presented two-bedroom home with off-road parking and a charming garden, ideally positioned for convenience and lifestyle in central Kidderminster.

- Well-proportioned two-bedroom home in a convenient residential setting.
- Spacious reception room and functional kitchen.
- Attractive private rear garden with patio and planting beds.
- Lawn to front and allocated parking space nearby.
- Excellent location close to amenities, schools and transport links.

This smartly arranged two-bedroom home on Mill Lane presents a superb opportunity for first-time buyers, downsizers or investors. With thoughtfully laid-out accommodation, it features a bright reception room, practical kitchen and a well-appointed bathroom, along with two comfortable bedrooms. Outside, the enclosed rear garden provides a lovely private space, allocated parking for one vehicle is located conveniently around the corner, ensuring practical day-to-day living. The home is well placed for local amenities, commuter links and public transport, offering excellent accessibility to schools, shops and leisure facilities. Tucked in a quiet residential spot yet close to the heart of Kidderminster, this property combines comfort with convenience, making it an excellent choice for those seeking a balanced lifestyle.

609 sq ft (56.6 sq m)





The kitchen

The kitchen is fitted with practical wooden units and complementary work surfaces, offering both base and wall-mounted storage. A stainless steel sink is positioned beneath a front-facing window, allowing for natural light. There's space for a washing machine, cooker and additional appliances, with tiled splashbacks providing a clean, functional finish.



The living room

The living room opens onto the rear garden via sliding patio doors. This inviting space is ideal for everyday living and relaxing, with ample room for furniture and a staircase leading to the first floor.



The primary bedroom

The main bedroom sits to the rear of the home with views over the garden and is well sized to accommodate a double bed and furniture. A wide window allows light to fill the space, creating a bright and welcoming atmosphere.



The second bedroom

The second bedroom makes an ideal guest room, nursery or home office. It benefits from a bay window overlooking the front of the property.



The bathroom

The bathroom includes a panelled bath with shower over, pedestal wash basin and WC. Decorated in light tones with a mix of tiling, it provides all essentials for daily routines in a neat and airy setting.



The garden

The rear garden is fully enclosed and well arranged with a paved patio, planted borders and decorative features. It provides a lovely outdoor area to enjoy the warmer months and includes useful garden storage.



The driveway and parking

The front of the house features a neatly kept lawn and pathway to the door. There is also an allocated parking space conveniently situated just around the corner.

Location

Mill Lane is situated in a residential pocket close to Kidderminster town centre, offering easy access to both daily amenities and commuter links. A range of supermarkets, shops and eateries are within walking distance, while Brinton Park provides green open space for leisure. The railway station, just over a mile away, offers direct routes to Worcester, Birmingham and beyond. The property is also well served by local bus routes and road connections. Families benefit from nearby schooling options, and the wider area includes attractions such as the Severn Valley Railway and West Midland Safari Park.

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, Vodafone and O2 (source: Ofcom checker).

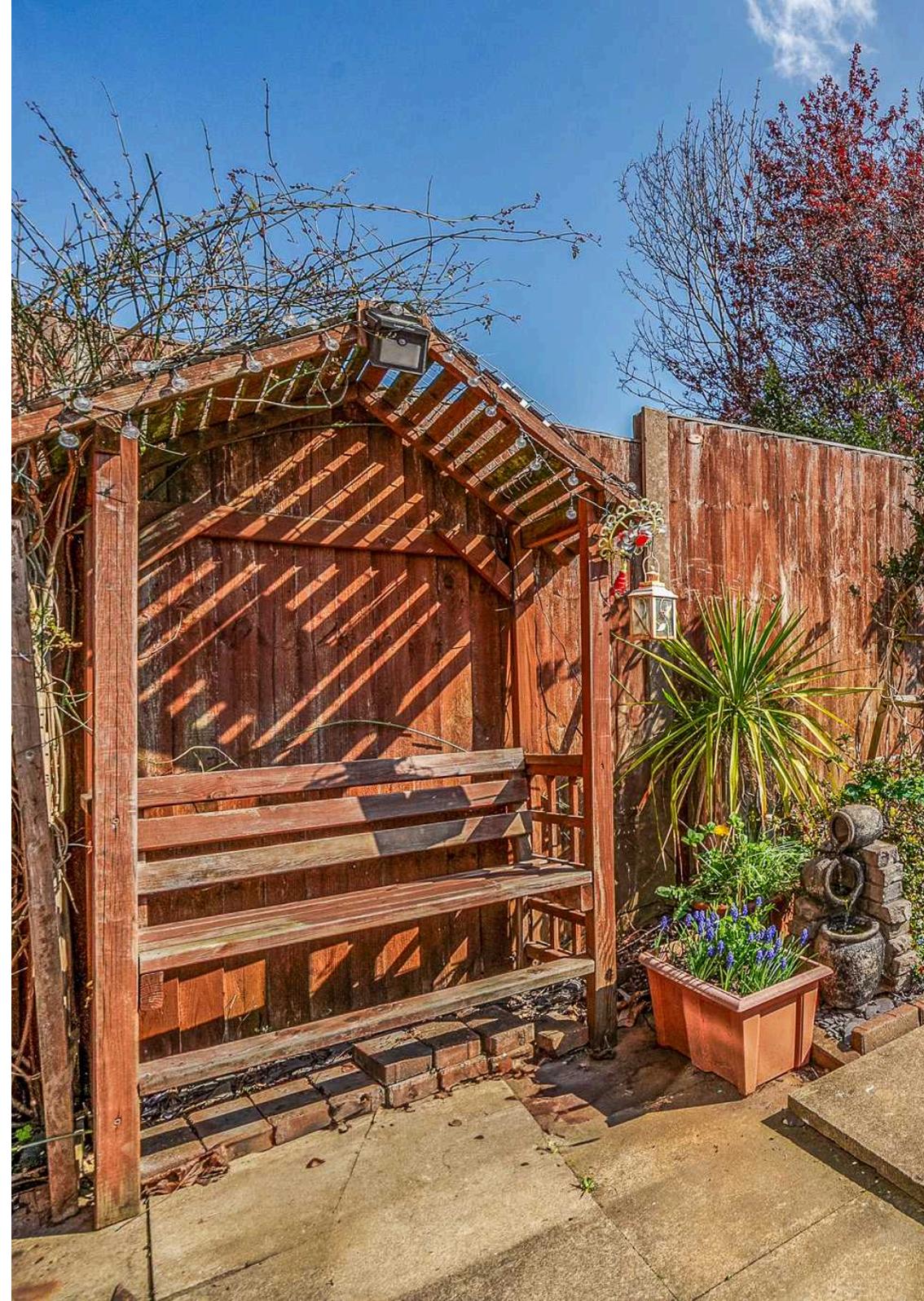
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at Very Low risk for river and surface water flooding.

Council Tax

The Council Tax Band for this property is Band B.

Agent Note

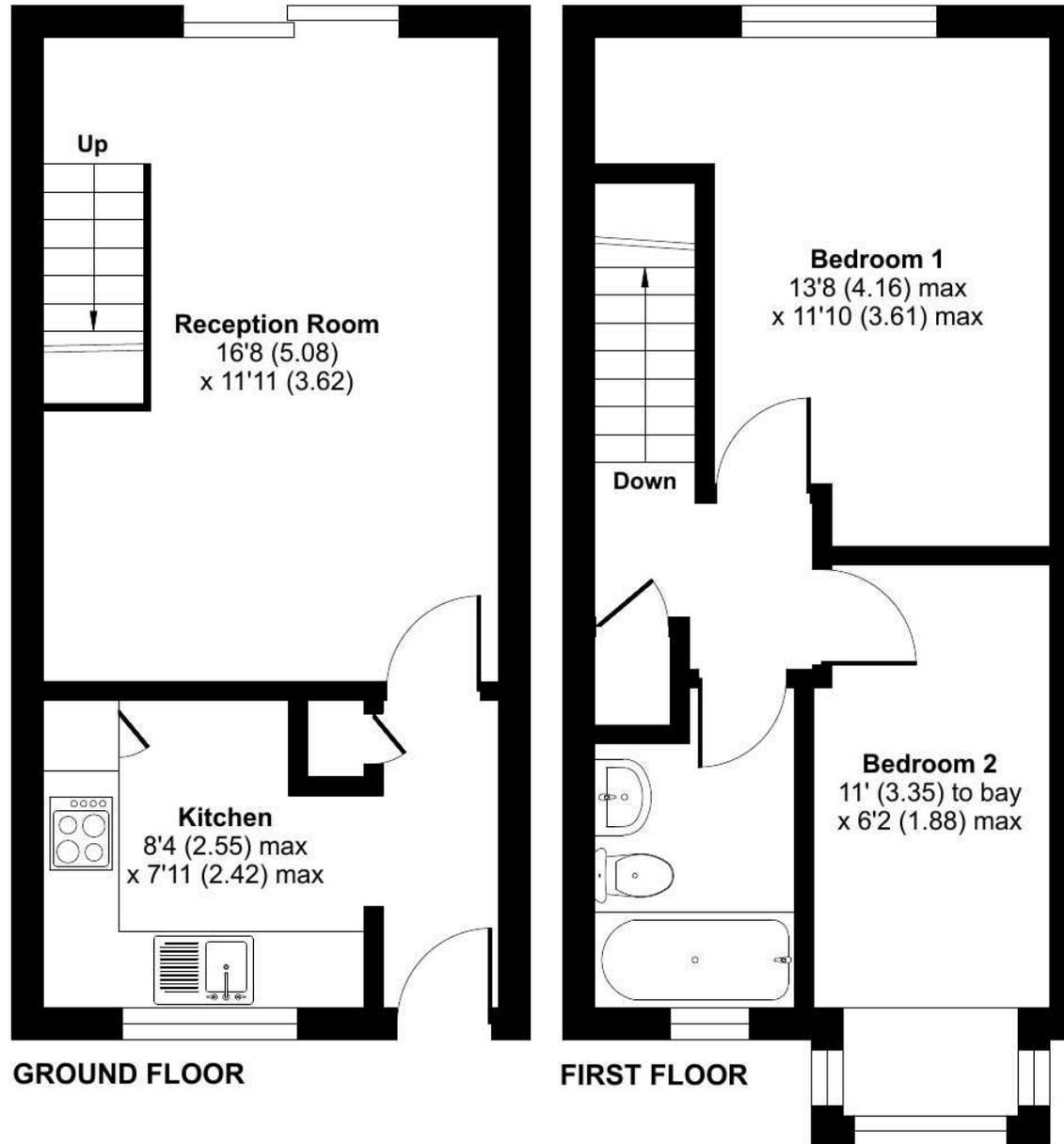
All fixtures and fittings for this property are negotiable in the sale.



Mill Lane, Kidderminster, DY11

Approximate Area = 609 sq ft / 56.6 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.



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.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com