



19 Queen Elizabeth Road

Kidderminster, DY10 3BD

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

A three bedroom home offering considerable potential for comprehensive renovation, available with no onward chain.

- Requiring extensive improvement throughout, this three bedroom home presents an opportunity to create a personalised interior arranged across two floors.
- The ground floor combines a living and dining room with a separate kitchen, utility and entrance hall, providing a practical basis for refurbishment.
- Three bedrooms and a family bathroom occupy the first floor, offering accommodation suited to a range of household requirements.
- Extending behind the property, the garden provides substantial scope for clearance, landscaping and the creation of an appealing outdoor setting.
- Available with no onward chain, the property offers a straightforward purchase opportunity for buyers ready to undertake a comprehensive renovation project.
- Queen Elizabeth Road provides a residential setting within Kidderminster, with access to the town's everyday amenities, schools and wider transport connections.

835 sq ft (77.6 sq m)





The ground floor

Forming the principal living space, the ground floor presents clear potential for reconfiguration and modernisation. The living and dining room provides space for seating and mealtimes, with a fireplace forming the main architectural feature. A separate kitchen incorporates cabinetry, work surfaces and a sink, while an adjoining utility adds practical household space. The entrance hall contains the staircase rising to the first floor.





The first floor

Providing the private accommodation, the first floor comprises three bedrooms and the family bathroom. The first and second bedrooms provide space for double beds and further bedroom furniture.



The third bedroom could serve as a single bedroom or nursery. The bathroom contains a bath, wash basin and WC. Each room requires improvement, allowing the entire floor to be renewed according to the next owner's requirements.





The garden

Extending to the rear, the garden offers considerable potential as part of the wider renovation project. Fenced boundaries define the space, which currently requires clearance and comprehensive landscaping. Its length provides scope to introduce a lawn, planting and outdoor seating areas, creating a more usable setting to complement the refurbished accommodation.

Location

Queen Elizabeth Road occupies a residential setting within Kidderminster, a well established Worcestershire town offering access to a broad range of everyday amenities. The surrounding area supports practical day to day living, with shops, schooling and recreational facilities available locally. Kidderminster also provides transport connections for travel towards neighbouring towns and wider regional centres. The property's location may appeal to buyers seeking an established community alongside the opportunity to renovate a home to their own specification. Its combination of three bedroom accommodation, garden space and no onward chain further strengthens its potential for purchasers considering a comprehensive improvement project.

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 EE, O2, Three 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.

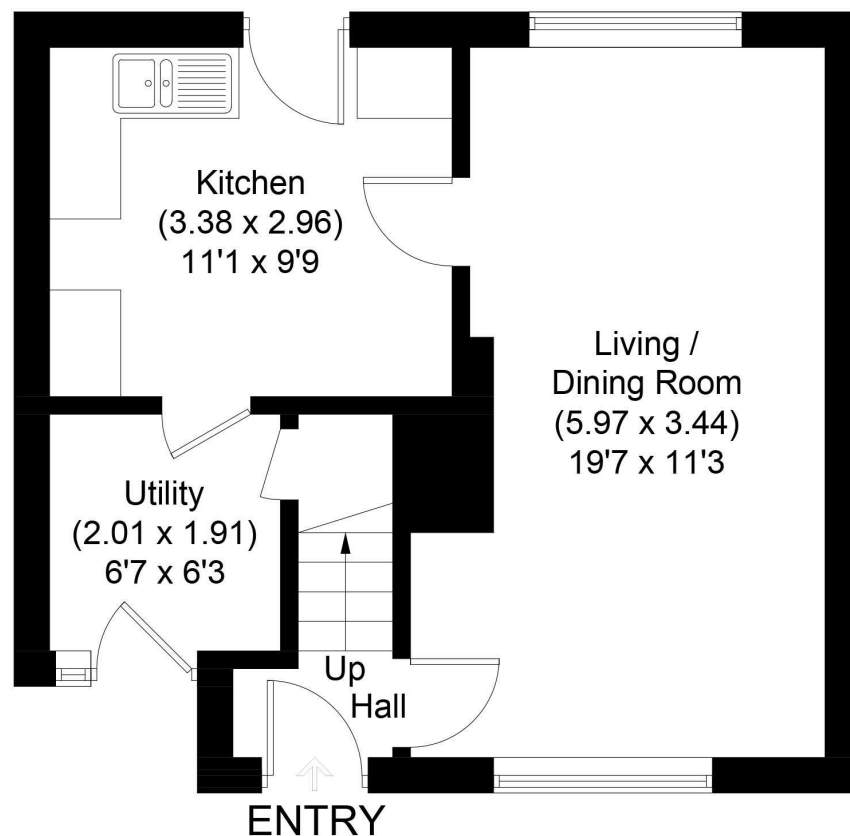
Council Tax

The Council Tax for this property is Band A.



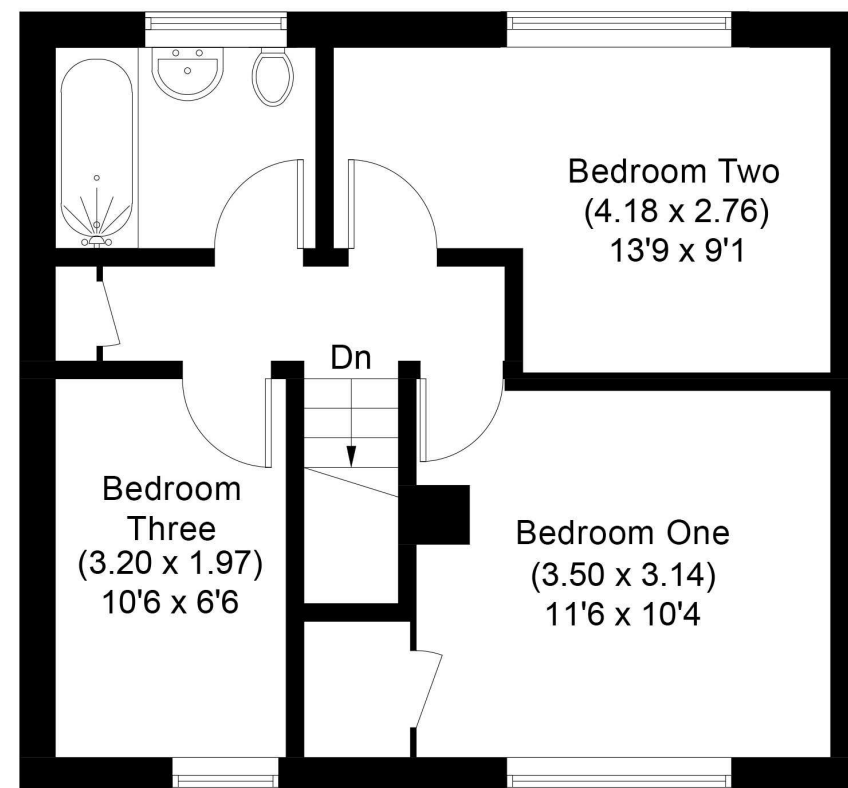
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Approximate Gross Internal Area
 Ground Floor = 38.3 sq m / 412 sq ft
 First Floor = 39.3 sq m / 423 sq ft
 Total = 77.6 sq m / 835 sq ft



Ground Level

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



First Level

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



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