



**67 Baldwin Road**

Kidderminster, DY10 2UA

**Andrew Grant**

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**3 Bedrooms   3 Bathrooms   3 Reception Rooms**

Extended family home on tree lined Baldwin Road with generous garden, Juliet balcony, countryside views, versatile living space and ample parking.

- Extended three-bedroom home with two reception rooms plus garden room and flexible annex/study.
- Light filled living spaces include a rear living room with sliding doors and an inviting bay fronted dining room.
- Mature rear garden with paved terrace, deep lawn, apple tree and far reaching countryside views.
- Block paved driveway, carport and integral garage provide parking for multiple vehicles.
- Peaceful tree lined setting on Baldwin Road bordering fields yet convenient for Kidderminster amenities.

This beautifully extended family home on Baldwin Road offers flexible living space across two floors. A welcoming hall leads to a bay fronted dining room, long galley kitchen, rear living room and full width garden room. An annex/study and ground floor shower room provide versatility. Upstairs there are three bedrooms, including a principal suite with Juliet balcony and en suite, plus a family bathroom. Outside a block paved driveway, carport and garage sit to the front, while the generous rear garden backs onto fields.

1854 sq ft (172.3 sq m)





## The kitchen

Ideal for everyday cooking and sociable dining, the long galley style kitchen is thoughtfully arranged. Cream wall and base cabinets provide plentiful storage, complemented by a built in oven, hob and extractor. A breakfast bar offers space for casual meals, with tiled splashbacks and a door leading through to the adjoining utility.



## The living room

The expansive living room provides the main hub for family life and entertaining. A fireplace with electric fire sits at its heart while double glazed doors open into the garden room. Internal glazed doors link to the front dining room, and the generous footprint is enhanced by a brick feature wall.





## The dining room

Perfect for formal meals and family gatherings, the bay fronted dining room enjoys a lovely view of the frontage. A sweeping curved window forms a striking focal point. Decorative cornicing adds character, and there is direct access back to the hall and living room through glazed doors.



## The garden room

The garden room offers a versatile second reception space for relaxation or entertaining. Full height windows and French doors provide uninterrupted views across the paved terrace and lawn. A sliding door connects to the living room, creating a seamless flow for day to day life. From here, the shower room serves the annex and living spaces. It includes a tiled shower area, wash basin and WC. This practical facility is ideal for guests or for use after time spent in the garden.



## The annexe/study

This flexible annex or study functions as an additional reception or fourth bedroom as required. Dual aspect windows overlook the garden, filling the space with outlook. Situated off the garden room, it works equally well as a playroom, home office or guest suite and benefits from nearby shower facilities.



## The utility

Designed for laundry and household tasks, the utility provides extra working space away from the kitchen. There is a sink set into a run of wall and base units with tiled splashbacks. Plumbing for appliances, a skylight and doors to both the garage and garden enhance its practicality.



## The hallway and cloakroom

Welcoming you into the home, the generous hallway sets the tone for this property. An archway beyond the front door leads to a wide hall with stairs rising to the first floor and a useful understairs cupboard. It gives access to the reception rooms, kitchen and a cloakroom with WC and basin.



## The primary bedroom

The principal bedroom is an impressive retreat with views across fields towards Hurcott Woods. Mirrored fitted wardrobes span one wall and patio doors open onto a Juliet balcony with iron railing. A beam accentuates the ceiling and a door leads to the adjoining en suite.





## The primary en suite

Serving the main bedroom, the en suite is both spacious and well appointed. A corner shower cubicle with glazed screen is complemented by a pedestal wash basin and WC. Fully tiled walls and a window complete the room.



## The second bedroom

Offering ample proportions, the second bedroom overlooks the front of the house. A curved bay window provides a characterful focal point and plenty of outlook. There are fitted wardrobes with mirrored doors and drawers, creating useful storage alongside space for a double bed.



## The third bedroom

The third bedroom makes an ideal single room or study. It has a window facing the front of the property and a built in storage cupboard. Ceiling track lighting completes the space.



## The bathroom

The family bathroom serves the first floor bedrooms. A panelled bath with shower over and glass screen is accompanied by a pedestal basin and WC. Tiled walls and a frosted window add practicality and privacy.



## The garden

The rear garden is a highlight of the property, perfect for children or keen gardeners. A paved terrace steps up to a deep lawn bordered by established flowerbeds, with a brick wall at the far end. Mature shrubs and uninterrupted countryside views create a sense of space and tranquillity.







## The driveway and parking

The property sits behind a broad block paved driveway that provides ample parking. An integral garage sits beneath the pitched roof with an adjacent carport for additional shelter. Low brick walls, hedging and planting frame the frontage, and the driveway continues to the front door.

## Location

Baldwin Road is a highly regarded, tree lined avenue in Kidderminster. The property directly borders open fields and enjoys views across neighbouring countryside. Kidderminster town centre provides a range of everyday amenities, supermarkets, coffee shops and eateries, while commuters benefit from easy access to road links and a mainline railway station. There are well regarded schools in the area and recreational opportunities with parks and woodland close by. The wider Wyre Forest district offers further attractions, with neighbouring towns and cities such as Worcester and Birmingham within reach.

## Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Superfast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, 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 low risk for river and surface water flooding.

## Council Tax

The Council Tax for this property is Band D.



# Baldwin Road

Approximate Gross Internal Area  
Ground Floor = 114.2 sq m / 1229 sq ft  
First Floor = 58.1 sq m / 625 sq ft  
Total = 172.3 sq m / 1854 sq ft  
(Including Garage / Excluding Carport)

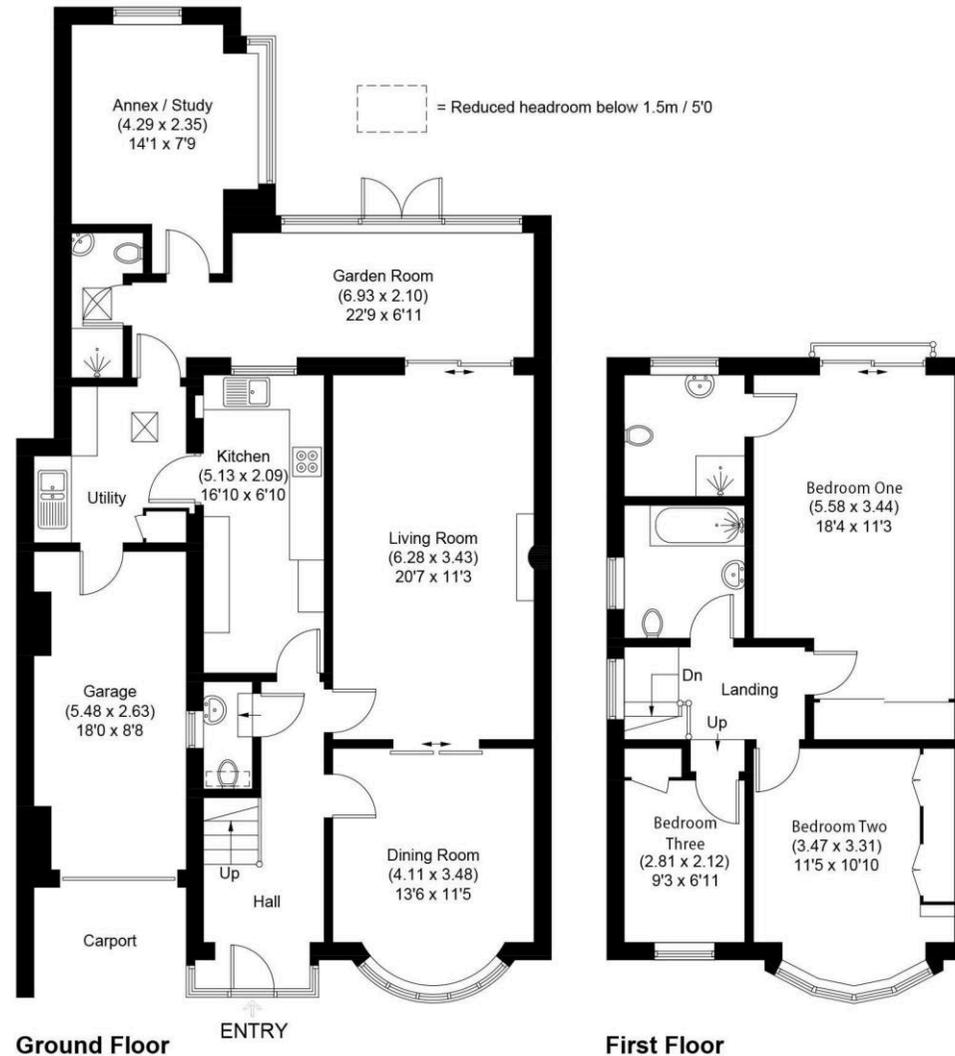


Illustration for identification purposes only, measurements are approximate, not to scale.



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