

Since 1971
**Andrew
Grant**



22 Upton Road





22 Upton Road

Kidderminster, DY10 2YB

A three bedroom semi detached home offering an opportunity for renovation, with a full depth living room, front and rear gardens and driveway parking.

3 Bedrooms | 1 Bathroom | 1 Reception | Renovation potential

Requiring renovation and modernisation, this former council property offers a starting point for buyers seeking a refurbishment project in Kidderminster. The living room extends from front to rear, alongside a separate kitchen with side access. Three bedrooms and a bathroom occupy the first floor, while gardens at the front and rear provide further scope for improvement. Driveway parking complements the outdoor provision.

718 sq ft (66.7 sq m)

Freehold

The accommodation

The kitchen occupies the rear of the property, with a window overlooking the garden and an external door to the side. Its separate position off the entrance hall provides scope to renew the kitchen within the existing room arrangement.

Extending the full depth of the home, the living room has windows to the front and rear. Its elongated shape offers space for both seating and dining, providing a substantial reception area around which to plan the refurbishment.

Two larger bedrooms and a smaller third bedroom are arranged off the first floor landing. The primary and third bedrooms face the rear garden, while the second bedroom overlooks the front.

The bathroom is reached separately from the landing and has an obscured window to the front. The existing bath arrangement provides a basis for updating the room, with scope to coordinate improvements as part of the wider refurbishment.







The garden and parking

A low brick wall and timber fencing define the frontage, where a garden sits between the pavement and the home. The entrance is reached through this area, with gated access alongside the property and driveway parking completing the exterior provision.

The rear garden extends away from the home, with a grassed area, established shrubs and timber fencing. The size offers scope to restore the garden alongside improvements to the property.



Location

Upton Road lies in the Broadwaters area of Kidderminster, within an established residential neighbourhood. The setting places the property within the wider Worcestershire town, with its shopping facilities, schools and public parks providing the local context.

Kidderminster town centre offers shops and places to eat, with Weavers Wharf adding a mix of familiar retailers and eateries.

St Oswald's Church of England Primary School is on Sion Avenue in the local area. Secondary education within Kidderminster includes King Charles I School, which operates across its Borrrington Road and Comberton Road sites.

The town's road network includes the A449 and A456, providing connections towards Worcester and Birmingham. Kidderminster railway station also offers services to both cities, supporting journeys across Worcestershire and the West Midlands.

Broadwaters Mill Park adds a local green space, while the wider Wyre Forest offers trails for walking and cycling. The combination of town amenities and woodland recreation gives the area appeal for those who enjoy spending time outdoors.



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

According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and very low risk for surface water flooding.

EPC

The EPC rating for this property is: D.

Council Tax

The Council Tax for this property is Band B.

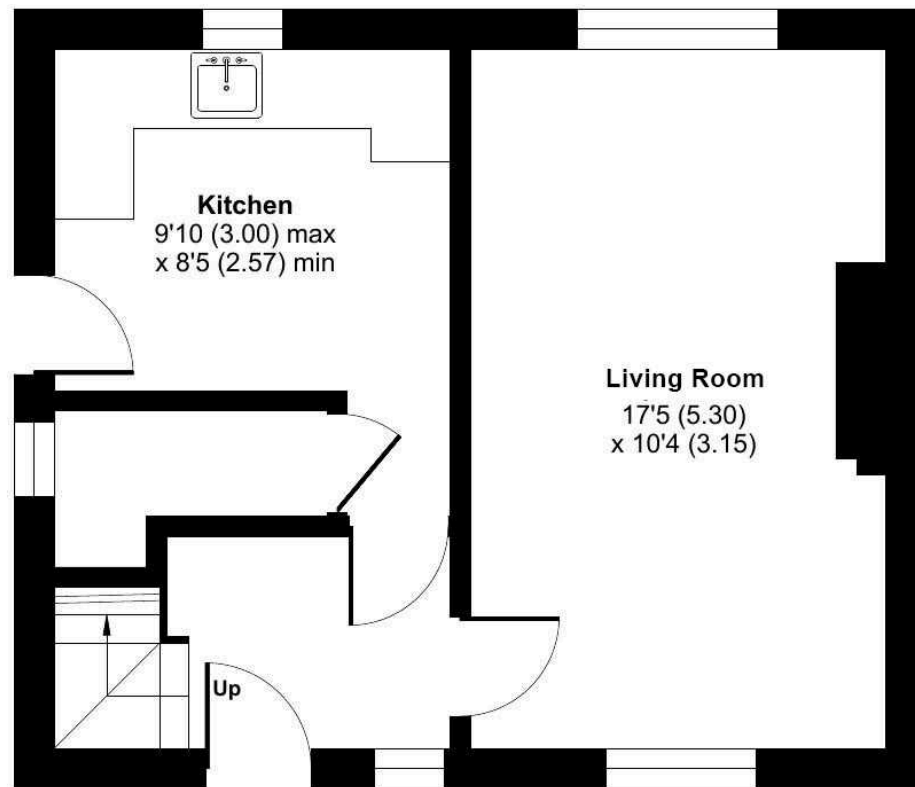
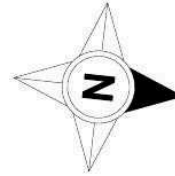


Upton Road, Kidderminster, DY10

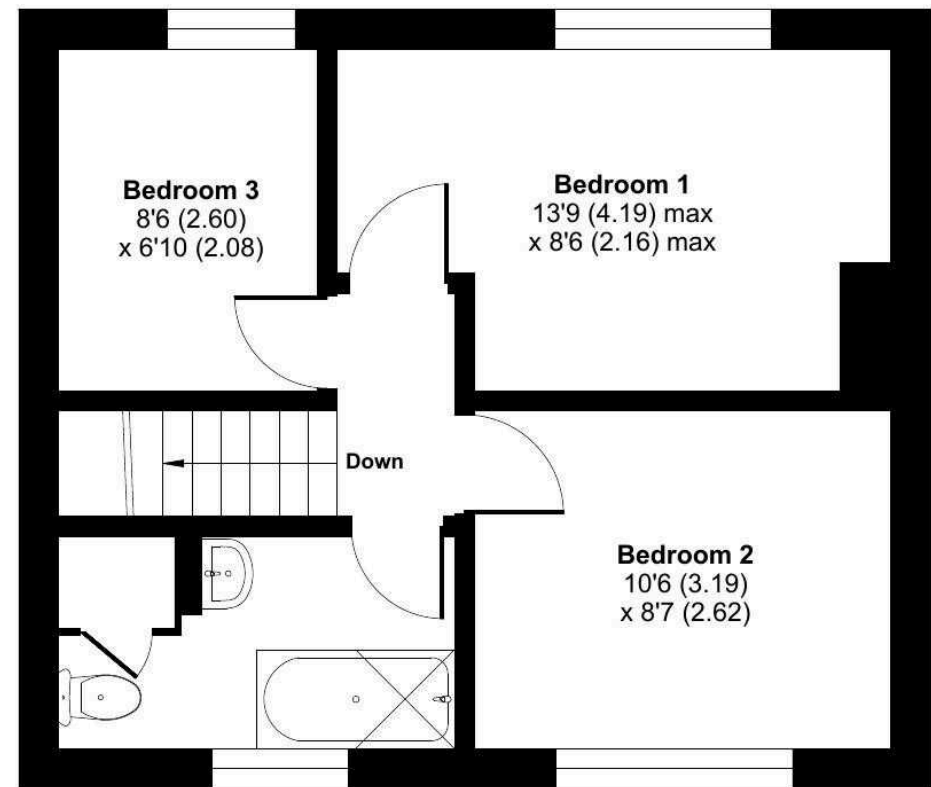
Approximate Area = 718 sq ft / 66.7 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

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: 1529364



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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