



**37 Drake Crescent**

Kidderminster, DY11 6EB

**Andrew Grant**

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**3 Bedrooms    1 Bathroom    1 Reception Room**

An end of terrace home offering three bedrooms, generous accommodation and considerable potential for comprehensive refurbishment

- Available with no onward chain, this end of terrace home presents an opportunity to update and personalise the accommodation throughout
- A generously proportioned living room extends through much of the ground floor, providing ample scope to create distinct areas for relaxation and dining
- Three independently reached bedrooms occupy the first floor, offering a practical arrangement for family life, guests or working from home
- The rear garden requires general clearance and landscaping, creating an opportunity to introduce a more purposeful arrangement for recreation, planting and seating
- On street parking is currently available, while the frontage offers potential to create a driveway and improve the practical provision outside the home
- Situated in an established residential area of Kidderminster, the property is placed for access to the town's everyday amenities, schools and transport connections

916 sq ft (85.1 sq m)





## The kitchen

Offering considerable scope for modernisation, the kitchen forms a generous workspace with room to reconsider its arrangement according to individual requirements. Dual aspect windows face the side and rear, while internal doors connect the room with the entrance hall and living room.



## The living room

Forming the principal reception space, the living room extends from the front to the rear of the home and offers flexibility for future reconfiguration. A fireplace provides an established focal point, accompanied by exposed ceiling beams. Glazed doors lead into the garden room, creating a direct relationship with the rear outdoor space.





## The garden room

Creating a useful transition between the main accommodation and garden, this additional ground floor space is reached through glazed doors from the living room. Its covered arrangement offers potential for improvement as part of a wider refurbishment programme.



## The primary bedroom

Providing a well proportioned principal bedroom, this front facing room offers ample scope for renewal and a range of future furniture arrangements. A wide window forms the main architectural feature, while the regular proportions allow the available floor space to be used efficiently.





## The second bedroom

Suited to use as a further double bedroom, this rear facing room presents a straightforward starting point for refurbishment. A broad window overlooks the garden and defines the principal elevation of the space. Its balanced proportions provide flexibility for family accommodation or guests, with direct access from the first floor landing.





## The third bedroom

Completing the three bedroom arrangement, this front facing room could serve as a single bedroom, nursery or home office. A window provides an outlook across the front of the property, while the elongated layout offers potential for the future.



## The bathroom

Bringing the principal bathroom facilities together, the bathroom is arranged with a bath, wash basin and WC. An obscured rear window provides ventilation, while the existing layout offers a clear basis for comprehensive updating.



## The garden

Extending behind the home, the rear garden offers substantial scope for clearance, landscaping and the introduction of a more considered outdoor arrangement. Existing planting and fencing define the visible setting, with space to establish areas for seating, recreation and cultivation.

## Location

Drake Crescent is situated within an established residential area of Kidderminster, placing the home within reach of the town's everyday amenities and services. Kidderminster offers a broad range of shopping, leisure and community facilities, together with schooling for different age groups. Public transport and road connections support travel within the town and towards surrounding destinations, while the wider area provides opportunities for outdoor recreation. The setting offers a practical base for families, first time buyers or purchasers seeking a home with considerable potential to update according to their own requirements.

## 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, Vodafone, O" and EE (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

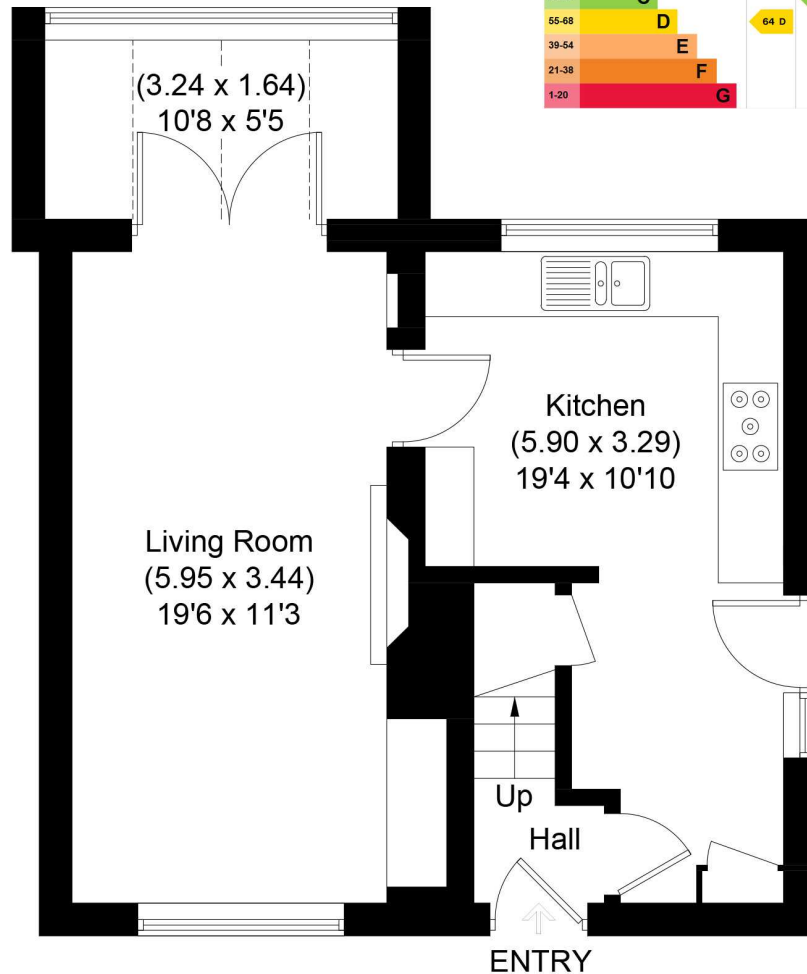
The Council Tax for this property is Band B.



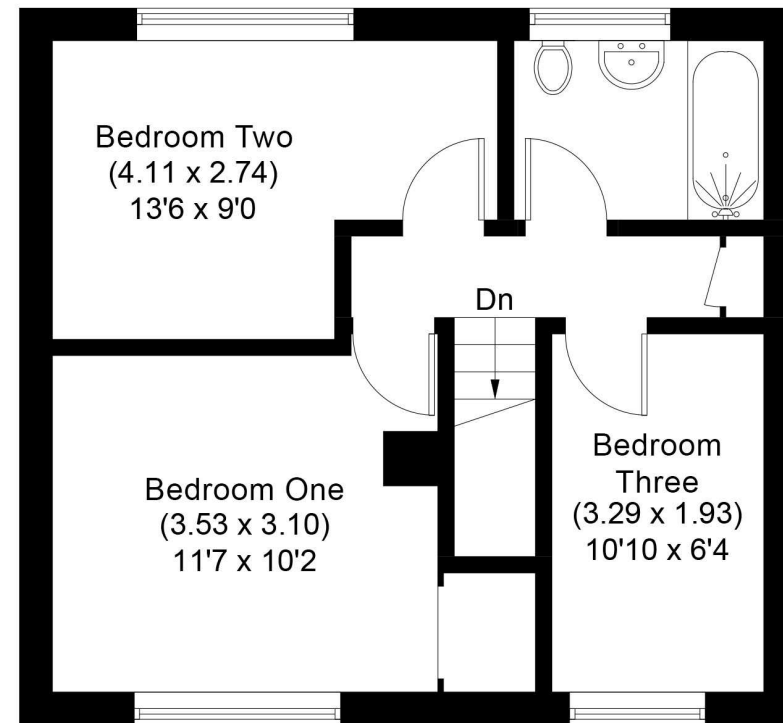
# Drakes Crescent

Approximate Gross Internal Area  
 Ground Floor = 45.8 sq m / 493 sq ft  
 First Floor = 39.3 sq m / 423 sq ft  
 Total = 85.1 sq m / 916 sq ft

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    | 70 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**Ground Level**



**First Level**

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



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