



Torun House, 24 Manor Avenue, Kidderminster

G HERBERT
BANKS

EST. 1898

Torun House
24 Manor Avenue
Kidderminster
Worcestershire
DY11 6EA

A wonderful traditional detached family home with generous accommodation.

Sought after location with fabulous rear views.

Highly favoured residential area on the edge of Kidderminster.

- Entrance porch, reception hall, cloakroom, sitting room, dining room, lounge, breakfast room, kitchen, utility room.
- Four bedrooms, en-suite dressing room, en-suite bathroom, shower room.
- Substantial boarded loft space with storage.
- Large garage with cloakroom.
- Most delightful mature gardens with air raid shelter. Around 0.486 of an acre.

Situation

Torun House is situated in a mature and much favoured residential location towards the western outskirts of Kidderminster. It is set at the end of Manor Avenue with splendid views stretching towards Habberley and beyond. Kidderminster is the largest of the Wyre Forest towns with an extensive range of amenities including junior and senior schools together with a direct rail link to Birmingham, London and Worcester. There is M5 motorway access via junctions 3 at Quinton, 4 at Lydiate Ash and 5 at Wychbold.

The historic and very appealing riverside town of Bewdley is a short distance away.

The independent educational sector is well catered for including Heathfield School and Knoll, Winterfold House, Kings School in Worcester and RGS School in Worcester, Bromsgrove School is also accessible.

Description

This charming traditional home was originally built in early 1950's. The house provides generous and flexible double-glazed accommodation.

It is approached via an entrance porch with a reception hall and cloakroom off.

The substantial dining room has a lift to the first floor, dual aspect, there are two direct openings to the lounge which includes a brick inglenook fireplace with multi fuel burning stove and dual aspect.

There is a separate cosy snug/sitting room.

An excellent feature of the house is the large, fitted kitchen with granite working surfaces, central island unit, a range of wall and floor mounted cabinets. A four-ring gas hob with two ring ceramic adjoining hob, with Neff extractor over and Neff electric oven. An additional Neff electric oven and microwave together with a Neff American style fridge/freezer, Amtigo tiled floor.

Direct opening to breakfast room/study with door to exterior.

A spacious utility room with wall and floor mounted cupboards, plumbing for washing machine, sink unit and Worcester gas fired boiler, Amtigo tiled floor.

The first floor provides four attractive bedrooms. The master with a well fitted dressing room together with an en-suite bathroom. There is a separate family shower room. Running to the rear of the house is a long balcony with access off the master bedroom and access from the shower room.

The second floor has a substantial boarded loft space and storage. This provides potential for further accommodation subject to any appropriate consent.

Outside

The house is approached by a circular tarmacadam in and out driveway with two sets of iron gates, stone walling with shrubs and trees and gated side access.

The very well stocked rear garden compliments the house so well. It comprises a full width concrete terrace with steps descending to a former air raid shelter. There are raised stone walled areas and stone and concrete steps up to an expansive lawn with further raised lawned area with small copse of trees, large fish pond with water system.

Separate small pond with fountain and paved surround, garden room and separate greenhouse. An additional greenhouse with former kitchen garden.

GENERAL INFORMATION

Energy Performance

Current Rating: 62D
Potential Rating: 77C
Carried out: 8th March 2026

Services

Mains electricity, water, gas and drainage. Gas fired central heating.

Local Authority

Wyre Forest District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

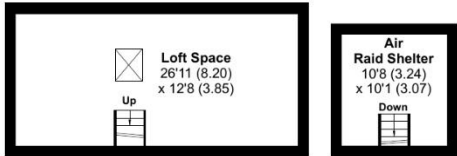
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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

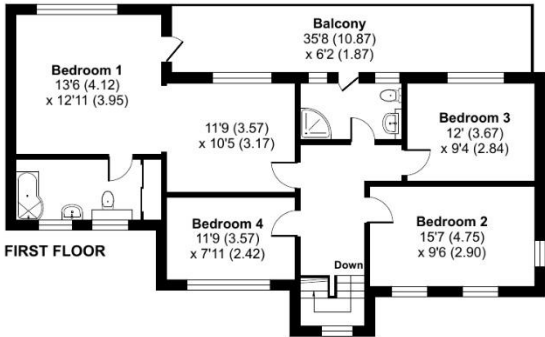
In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

Manor Avenue, Kidderminster, DY11

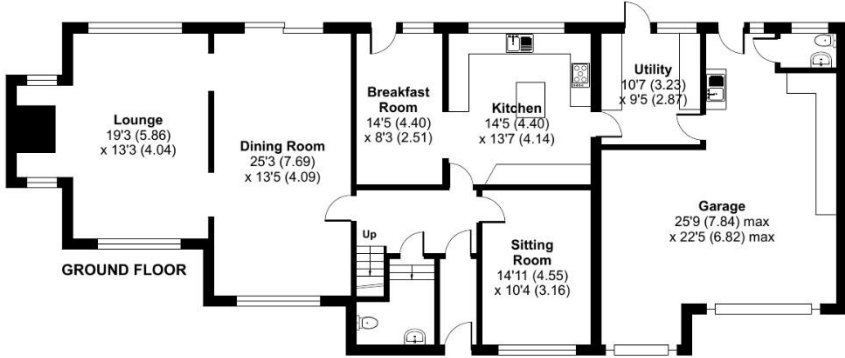
Approximate Area = 2838 sq ft / 263.6 sq m
Garage= 496 sq ft / 46.1 sq m
Total = 3334 sq ft / 309.7 sq m
For identification only - Not to scale



SECOND FLOOR 1



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for G Herbert Banks LLP. REF: 1424327

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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