

72 Park Street,
Kidderminster DY11 6TP
Guide Price £190,000

Grove.

FIND YOUR HOME



72 Park Street

A charming two bedroom mid terrace home located on Park Street in the centre of Kidderminster!

Comprising a cosy living room, modern breakfast kitchen, utility, two bedrooms, a house bathroom, loft room, cellar and low maintenance rear garden, this property is tastefully presented and would be ideal for couples and young families.

Park Street is located within easy reach of the many amenities within the central town. Schooling is available at both primary and secondary level, as well as various preschool options and for commuters, Kidderminster train station offers direct links to Birmingham and Worcester. There are also many shops, eateries, a GP surgery and outdoor spaces to enjoy.

Viewings are by appointment and can be arranged via our Hagley branch.





Approach

Approached via path with on street parking and step up to front door.

Living Room 10'2" x 12'5" (3.1 x 3.8)

With double glazed window to front, wood flooring and feature fireplace. Door leads through into the kitchen.

Kitchen 10'2" max x 13'5" max (3.1 max x 4.1 max)

With double glazed window to rear, central heating radiator and wood flooring. There are a variety of fitted wall and base units with worksurface over, stainless steel sink with drainage and oven with hob and extractor fan overhead. Stairs lead to the first floor landing and door leads through to:

Hallway

With door out to the garden, central heating radiator and wood flooring. Door leads into the utility.

Utility 5'6" x 8'2" (1.7 x 2.5)

With double glazed window to side, central heating radiator and space and plumbing for white goods. Door leads through into the bathroom.

Bathroom

With obscured double glazed window to rear, heated towel radiator, w.c., vanity sink and fitted bath with shower over.

First Floor Landing

With stairs leading to the loft room and doors leading to:

Bedroom One 10'2" max 8'10" min x 12'9" max 4'7" min (3.1 max 2.7 min x 3.9 max 1.4 min)

With double glazed window to front, central heating radiator and storage cupboard.

Bedroom Two 8'10" max 7'10" min x 11'1" max 7'6" min (2.7 max 2.4 min x 3.4 max 2.3 min)

With double glazed window to rear, central heating radiator and storage cupboard

Loft Room 17'8" max x 10'2" max (5.4 max x 3.1 max)

With double glazed window to rear and central heating radiator.





Cellar
With lighting overhead.

Garden
With paved pathway leading through to an Astroturf lawn, a raised paved patio area and shed for storage.

Tenure - Freehold
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax
Tax band is A.

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we





receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



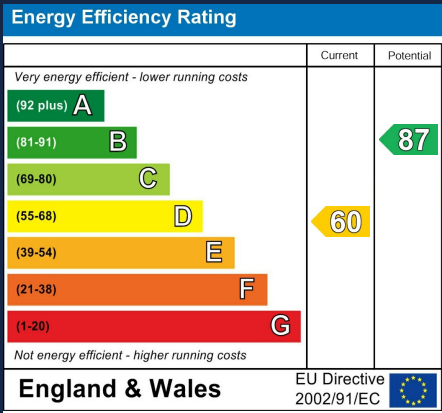
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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