



Andrew Grant
PRESTIGE & COUNTRY

181 Franche Road

Kidderminster, DY11 5AD

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5 Bedrooms 3 Bathrooms 5 Reception Rooms

“A majestic Victorian residence, this standalone property is nestled in enchanting private gardens and features a self-contained annexe...”

Scott Richardson Brown CEO

- This exquisite Victorian home seamlessly combines modern luxury with delightful period features, resulting in a unique family residence.
- Original period details are found throughout, including marble fireplaces, bay windows and Minton tiled flooring, adding character throughout.
- A modern open-plan kitchen living room captivates with its vaulted ceiling, gas-fired AGA and granite-topped island, perfect for gatherings.
- Upstairs, discover four double bedrooms, two pristine bathrooms and a gallery landing with a cosy seating area and views of the front aspect.
- For multi-generational living or a rental opportunity, a premium self-contained annexe awaits, offering comfort with an open-plan layout.
- Nestled within nearly a quarter of an acre, the landscaped gardens feature a stone patio, expansive lawns, and a delightful outdoor dining area.

3378 sq ft (313.8 sq m)





The kitchen

A tremendous open-plan kitchen enhances the ground floor space, providing a large living area perfect for entertaining. The kitchen seamlessly blends with the period aesthetics of the original house, featuring a vaulted ceiling, a wood-burning stove and Travertine flooring. Fitted to a high standard, the kitchen includes a gas-fired AGA, a granite-topped island, AEG oven and hob, integrated dishwasher and fridge freezer. Off the kitchen, there is a utility room with matching granite work surfaces and units, plumbing for appliances and a useful pantry.







The living area

The kitchen transitions into the living area, creating a seamless open-plan space that provides plenty of room for comfortable seating arrangements. This well-appointed area boasts Velux windows and elegant French doors that open up to the garden, allowing natural light to flood the space.



The sitting room

To the right of the main hallway is an excellent sitting room bathed in light from a bay window and a door leading out to the garden. The bay incorporates a useful window seat and the room features a marble fireplace with an inset gas fire.



The drawing room

The largest of the reception rooms, the drawing room is simply beautiful, exuding warmth and comfort. Centred around an attractive marble fireplace housing a living flame gas fire, the room is illuminated by high-quality lighting by Christopher Wray. It boasts a bay window and French doors leading out to the garden.



The dining room

A large archway from the hallway leads to the first of three spacious reception rooms, currently used as a formal dining room. Centred around an original marble fireplace and adorned with wall lights, the room features a window to the front aspect.



The landing

The first floor of this property continues to impress, with four large double bedrooms serviced by two high-quality bathrooms. Access is via a lovely gallery landing, which incorporates a pleasant seating area complete with a window seat and useful storage underneath.



The primary bedroom and en suite

The incredibly spacious and tastefully appointed master suite sets the tone, featuring newly redecorated walls, fitted wardrobes to one wall and multi-aspect windows. The en-suite wet room features quality Travertine tiling throughout, downlighters, a washstand with a circular basin, chrome towel radiator and a useful linen cupboard.





The second, third and fourth bedrooms

Bedrooms two and three are similarly spacious bedrooms, both featuring fitted wardrobes offering ample storage. The fourth bedroom features dual aspect windows, fitted wardrobes and a window seat offering views over the garden.



The bathroom

The main family bathroom boasts a quality finish, with a Victorian-style roll-top bath, downlighters, oak flooring and a chrome towel radiator.



The annexe

A remarkable addition to this home is the self-contained annexe, beautifully converted from a double garage. Tastefully presented to an excellent standard, the annexe has generated an excellent income for the owner as an Airbnb and offers a great future investment for those with designs on letting. It also provides a fantastic living space for family members as part of multi-generational living.



At the heart of this ancillary dwelling is a fantastic open-plan area combining living, kitchen and bedroom space. Featuring a vaulted ceiling with exposed beams, this area is flooded with light from floor-to-ceiling windows and patio doors. It includes two designer vertical radiators, a remote-controlled electric fire with a rustic wood surround and built-in wardrobes.





The neatly fitted kitchen boasts a contemporary design and comes equipped with essential appliances such as an oven, hob, dishwasher and washing machine. The annexe also benefits from a beautifully presented bathroom that is tastefully appointed with downlighters, a bathtub, a separate shower cubicle, chrome towel radiator and Velux skylight.





The garden

This significantly large period house is complemented by extensive mature grounds, wrapping around the property and totalling nearly a quarter of an acre. The gardens are beautifully maintained and planted, offering private and secluded outdoor space. A stone patio provides an ideal spot for al fresco dining, while large lawns with mature borders boast an array of specimen plants and trees. Features include a sundial paved seating area, gravel pathways and a variety of colourful camellias, twisted hazel and weeping ash.



Location

A charming Victorian residence pleasantly set back from the road in secluded grounds, spanning nearly one quarter of an acre. This arrangement suits purchasers seeking privacy without sacrificing proximity to town.

Franch Road, a leafy thoroughfare on the Bridgnorth side of Kidderminster, provides convenient access to both the town centre and breathtaking countryside, all within a short stroll. Families will value the nearby Baxter College Secondary School, just a brief walk from the property.

Kidderminster's vibrant hub lies just over a mile away, offering a diverse range of shops and amenities, from high street retailers to supermarkets, pubs and eateries. The town serves as an excellent central base for travel and commuting, with the Comberton Hill Train Station facilitating access, alongside the charming Severn Valley Steam Railway.

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, Three, Vodafone and O2 (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 for river and surface water flooding.

Council Tax

The Council Tax for this property is Band F



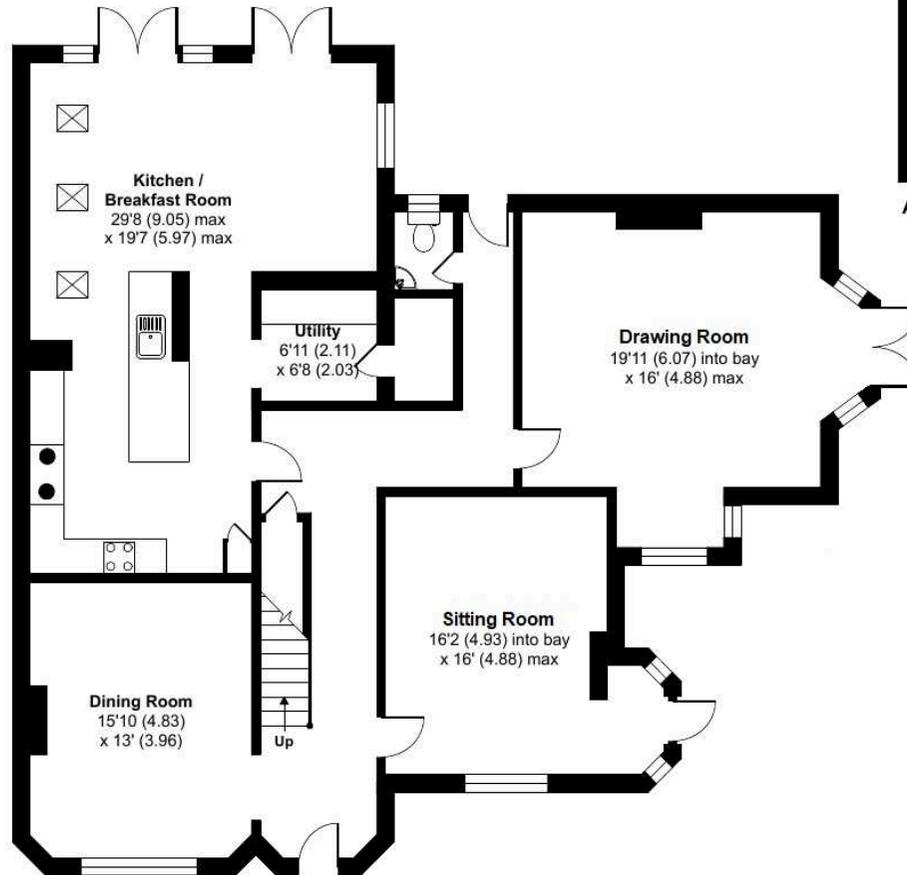
Franche Road, Kidderminster, DY11

Approximate Area = 2931 sq ft / 272.2 sq m

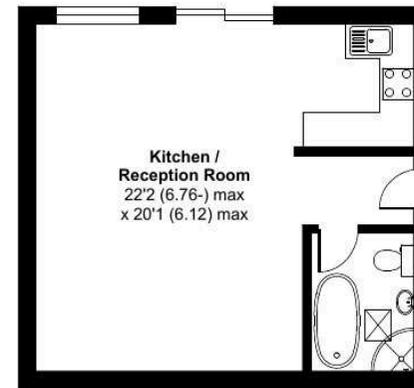
Annexe = 447 sq ft / 41.5 sq m

Total = 3378 sq ft / 313.8 sq m

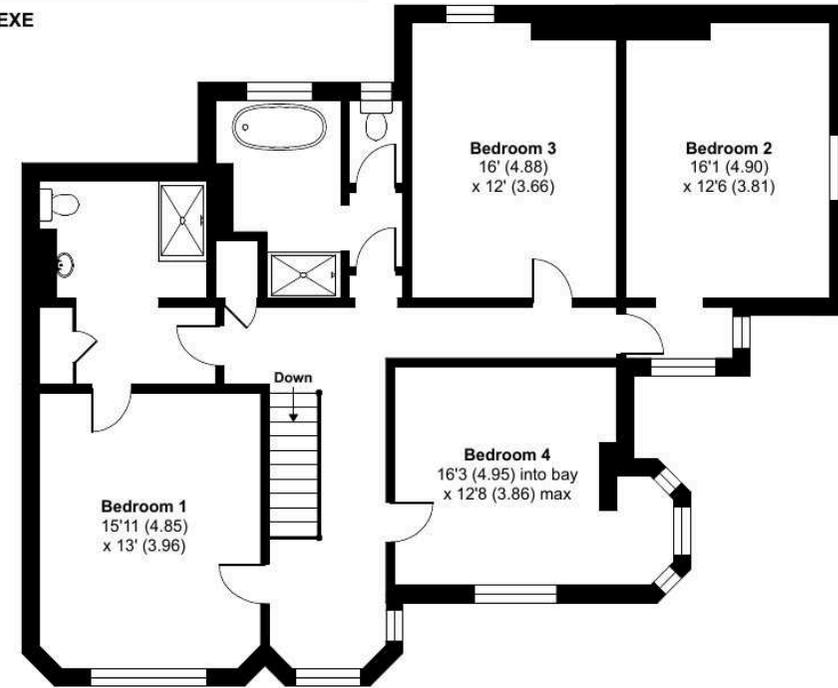
For identification only - Not to scale



GROUND FLOOR



ANNEXE



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Andrew Grant. REF: 1096450



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