



15 Claughton Street

Kidderminster, DY11 6PR

Andrew Grant

15 Claughton Street

Kidderminster, DY11 6PR

2 Bedrooms 1 Bathroom 1 Reception Room

A spacious detached bungalow offering a bright lounge, fitted kitchen and generous gardens, within walking distance of local amenities and available with no onward chain.

- This detached bungalow enjoys a versatile single level layout in a quiet residential setting.
- A comfortable lounge features a fireplace with sliding doors to the garden and a well equipped kitchen diner.
- Landscaped rear garden with gravelled and paved seating areas, rockeries and established planting.
- Stepped block paved driveway with handrail provides off road parking and access to the front and side.
- Within walking distance of Brintons Park, medical facilities and Kidderminster town centre for everyday needs.

The entrance hall flows into a bright lounge with a fireplace and full height sliding doors to the garden. A well appointed kitchen diner includes integrated appliances, good work space and room for a table, with a door to the garden. Two double bedrooms include a bay fronted primary bedroom and a versatile second bedroom. A tiled shower room offers a walk in shower. Outside, a large landscaped garden provides patios, pathways and timber sheds. A block paved driveway offers off road parking. Gas central heating and double glazing are installed throughout.

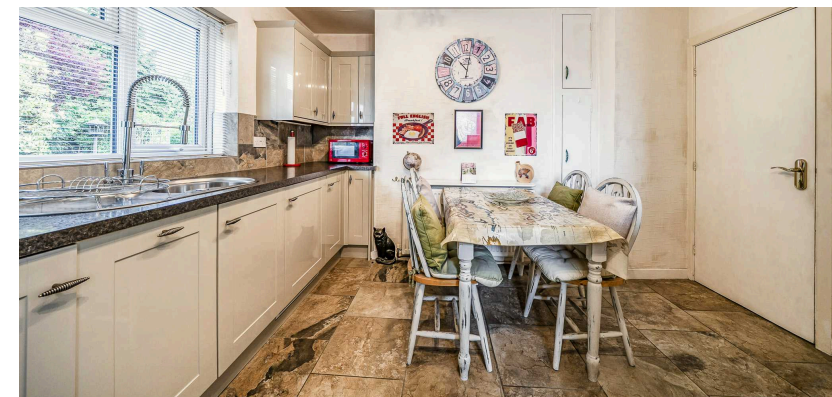
791 sq ft (73.5 sq m)





The kitchen and breakfast room

Combining cooking and dining, the kitchen and breakfast room provides a sociable hub for everyday living. A long run of light cabinets incorporates an integrated oven, hob and extractor, with a stainless steel sink set beneath a wide double glazed window. Integrated appliances include a washing machine, dishwasher and tumble dryer, while a built in cupboard provides additional storage. There is space for a dining table and chairs, tiled flooring for practicality and a door giving access to the side garden.





The living room

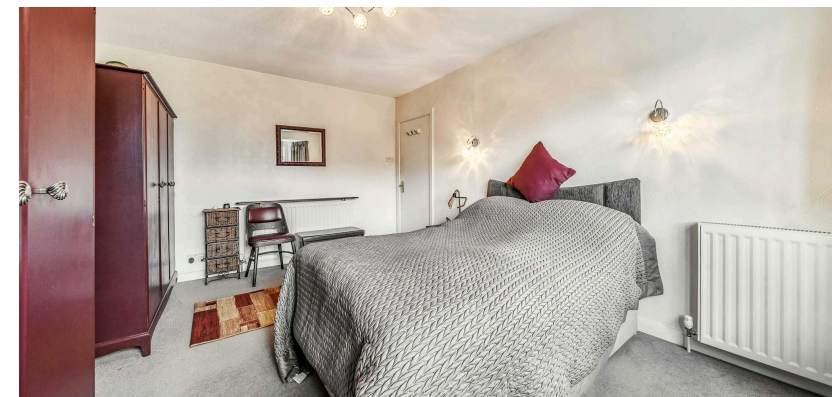
Designed for relaxing and entertaining, the living room connects directly with the landscaped garden. A feature fireplace with surround and hearth forms a focal point, while full height sliding doors open onto the patio outside. The generous floor area accommodates seating and media furniture.





The primary bedroom

Offering a peaceful retreat, the primary bedroom accommodates a large bed with space for additional furniture. A broad bay window overlooks the frontage, while fitted wall lights sit either side of the bed. The generous proportions allow for wardrobes and bedside furniture, creating a comfortable and versatile bedroom space.





The second bedroom

This second double bedroom can serve equally well as a guest bedroom or a home office. A wide window faces the front of the home and the floor area comfortably accommodates bedroom furniture and fitted carpet adds warmth and comfort.



The shower room

Serving the accommodation, the shower room is fitted with modern sanitaryware. A generous walk in shower with sliding glass screen sits opposite a pedestal wash basin and close coupled WC. Walls are fully tiled for ease of maintenance, a heated chrome towel rail provides warmth and a frosted double glazed window offers ventilation and light.



The garden

Extending to the rear, the garden offers a landscaped outdoor space for relaxation and pottering. Gravelled and paved areas wind through rockery borders and established trees and shrubs, creating varied seating spots and pathways. Mature evergreens and ornamental trees provide year round interest, while a path leads to timber garden sheds and a gate to the driveway.



The driveway and parking

At the front of the home, a block paved driveway slopes up to provide off road parking alongside the home. Brick steps with a black metal handrail rise beside the drive to the front entrance, and a wooden gate at the top gives access to the rear garden. The frontage is planted with mature shrubs and rockery planting, adding colour and texture to the approach.

Location

Claughton Street sits in a quiet residential neighbourhood of Kidderminster, conveniently placed for everyday amenities. Brintons Park offers green open space within walking distance and nearby medical centres, a pharmacy and Kidderminster Hospital cater for healthcare needs. The town centre lies just over a mile away, providing a wider selection of shops, cafés and leisure facilities. Road and bus links make commuting to surrounding towns straightforward and there are schools for all ages in the wider Kidderminster area.

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 (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 C.



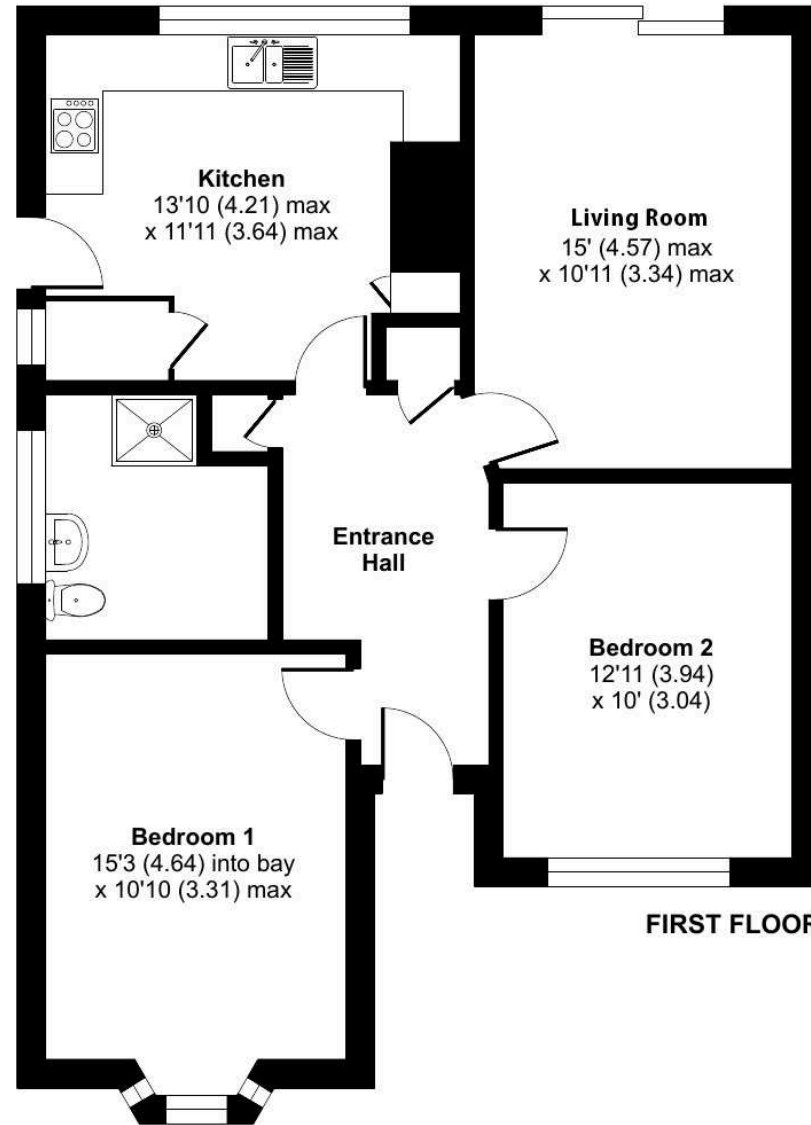
Claughton Street, Kidderminster, DY11

Approximate Area = 791 sq ft / 73.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Andrew Grant. REF: 1458111



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.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com