



39 Lea Bank Avenue
Kidderminster, DY11 6PA

Andrew Grant

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5 Bedrooms 4 Bathrooms 3 Reception Rooms

A distinguished Edwardian residence blending ornate period character with stylish contemporary living, five bedrooms, landscaped gardens, ample parking and a versatile outbuilding.

- Beautifully renovated Edwardian home with five generous bedrooms and three elegant reception rooms
- Retains impressive character features including stained glass, carved woodwork and fireplaces alongside a modern kitchen and orangery
- Landscaped rear garden with lawn, raised beds, pergola, paved seating areas and direct access from the kitchen and orangery
- Gated drive leading to a sizeable parking area, detached garage and versatile gym/workshop outbuilding
- Located on a sought-after avenue close to Kidderminster's amenities, schooling and transport links

This outstanding period home offers a rare blend of Edwardian charm and contemporary design across three floors. A grand hallway leads to three reception rooms, including a bay-fronted living room and a light-filled orangery. The heart of the house is an open plan kitchen and dining space with bespoke cabinetry, a quartz-topped island and doors to the garden. Five bedrooms include a luxurious principal suite with walk-in wardrobe and modern shower room, a second en suite bedroom and a stylish family bathroom. Outside are landscaped gardens, a detached garage, gym and extensive parking.

2663 sq ft (247.4 sq m)





The kitchen and dining room

At the heart of the home, the open plan kitchen and dining space is designed for modern family living and entertaining. A generous island with quartz surface anchors the room, complemented by shaker-style cabinets, a Belfast sink and herringbone wood flooring. Exposed brickwork and contemporary pendant lighting frame a range cooker and a multi-fuel stove. Glazed doors open to the garden and a built-in bench creates a sociable dining area, while two roof lights and a feature window enrich the sense of space.







The living room

Ideal for relaxing and socialising, the main living room centres on an ornate period fireplace with carved surround and multi-fuel stove. A wide bay window with sash frames and window seat overlooks the front garden and there is a decorative ceiling rose with chandelier overhead. The room flows naturally into the adjoining orangery, creating flexible space for family gatherings or quiet evenings.





The dining room

Suitable for formal dining or as an additional sitting room, the dining room features a substantial carved timber mantelpiece with tiled insert. A tall bay window provides an elegant focal point and the high ceiling is enhanced by detailed cornicing. This adaptable reception room sits off the main hall, allowing it to be used as a formal dining space or home office.



The orangery

Creating a seamless link between house and garden, the orangery provides a tranquil space for everyday relaxation. A lantern roof light and tall windows with decorative coloured panes frame views of the courtyard. A contemporary vertical radiator and high quality Karndean flooring complete the stylish finish, while large glazed doors open directly onto a sheltered terrace for easy outdoor access.



The utility

A separate utility room keeps laundry and household tasks discreetly tucked away. It incorporates a work surface with inset sink, space for both washing machine and dryer, a wall-mounted cupboard and a small window for ventilation.



The shower room

Conveniently positioned on the ground floor, the wet room has fully tiled walls and floor with a walk-in shower featuring a rainfall head and handheld attachment. A wall-hung basin, chrome towel radiator and low-level WC complete this practical space.



The hallway

An inviting reception hallway sets the tone for the property with its magnificent stained glass bay window, ideal for displaying a bureau or piano. An elegant carved wooden staircase rises to the first floor and there are built-in shelves and high ceilings with moulded cornices. Doors radiate to the principal rooms, making the hall a functional hub of the home.



The primary bedroom and en suite

The principal bedroom is a superbly spacious retreat with a wide bay window adding character. A walk-in wardrobe provides excellent storage and there is plenty of floor area for seating or dressing. The accompanying en suite features a glazed shower cubicle with modern fittings, an integrated vanity unit with basin and concealed WC, and built-in storage cupboards.





The second bedroom and en suite

The second bedroom offers comfortable accommodation for guests or family. A bay window frames long-distance views and a period cast iron fireplace with surround adds charm. Built-in storage adds convenience and its private en suite contains a tiled shower cubicle, basin set into a vanity unit and low-level WC, finished with classic metro tiles.



The third bedroom

The third bedroom is a well-proportioned double room featuring a wooden fireplace surround with its original tiled inset. A sash window overlooks the side aspect, and there is ample space for additional furnishings.



The fourth and fifth bedrooms

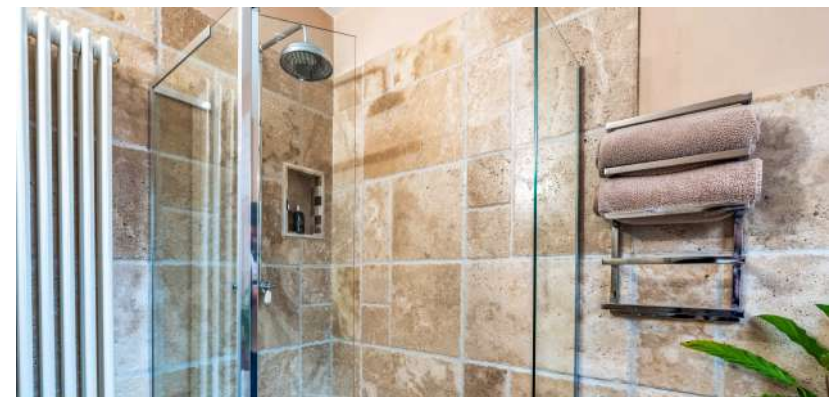
Two further bedrooms occupy the second floor, each benefiting from sloping ceilings and inset windows, along with wall-flush integrated fitted drawers that make efficient use of the available space. These versatile rooms are well suited to children, guests, or use as a study or hobby room.





The bathroom

The family bathroom is elegantly appointed with travertine tiling throughout. It includes a panelled bath with mixer tap and shower attachment, a separate walk-in shower with glass screen and rain head, and a marble-topped vanity with inset basin. A separate low-level WC sits adjacent on the landing for convenience.





The gym

A detached outbuilding currently serves as a home gym, recessed lighting and multiple windows. Power and lighting are installed, making this versatile space equally suitable as a workshop, studio or office.



The garden

The rear garden is attractively landscaped for ease of maintenance. A level lawn is edged by raised beds with established planting and a stone path leads to a pergola-covered patio that provides a sheltered spot for barbecues and entertaining. Bi-fold doors from the kitchen and wide doors from the orangery connect the house to paved terraces, creating an ideal setting for al fresco dining.



The driveway and parking

A gated driveway runs along the side of the property to a generous parking area at the rear. This substantial hard-surfaced space can accommodate several vehicles and gives access to a detached double garage with roller shutter door and adjacent covered seating area. Opposite is the detached gym/workshop outbuilding, offering further storage or work space.

Location

Kidderminster is a thriving Worcestershire town offering a wide range of shops, supermarkets, cafés and leisure facilities. Lea Bank Avenue is a desirable residential street within easy reach of parks, riverside walks and countryside. There is a selection of primary and secondary schooling locally and a variety of sports and recreation clubs. Commuters benefit from convenient road links to Worcester, Birmingham and the wider motorway network, while regular rail services are available from Kidderminster station.

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 E.



Lea Bank Avenue, Kidderminster, DY11



Approximate Area = 2663 sq ft / 247.4 sq m

Garage = 244 sq ft / 22.7 sq m

Outbuilding = 175 sq ft / 16.2 sq m

Total = 3082 sq ft / 286.3 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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