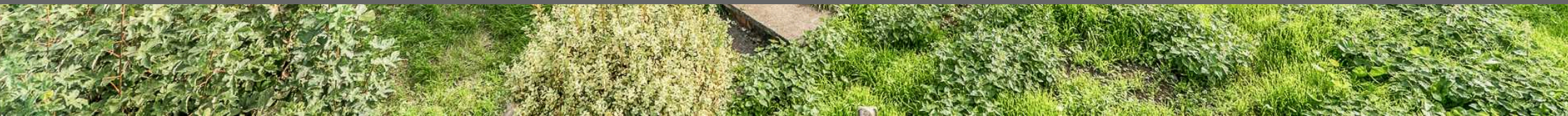


Since 1971
**Andrew
Grant**



31 Worcester Road





31 Worcester Road

Kidderminster, DY10 1LB

A three bedroom semi detached home offering an opportunity for renovation, with gardens and parking in an established Kidderminster location.

3 Bedrooms | 1 Bathroom | 1 Reception | Parking

Requiring renovation and modernisation, this former council property offers scope to create a home shaped around individual tastes. A living room with windows on two sides forms the main reception space, while the separate kitchen opens directly onto the rear garden. Three bedrooms occupy the first floor alongside the bathroom, with front and rear gardens adding to the appeal of this freehold opportunity.

762 sq ft (70.8sq m)

Freehold

The accommodation

Opening directly onto the rear garden, the kitchen offers an opportunity to introduce a new cooking space as part of the wider renovation. Its separate position off the entrance hall allows it to remain distinct from the main reception room.

Windows on two sides give the living room outlooks towards both the front and rear gardens. Extending through much of the ground floor, it provides the largest room in the home, with a chimney breast shaping the space.

On the first floor, two bedrooms face the rear garden, including the larger primary bedroom, while the third overlooks the front. Their differing sizes provide a choice of bedroom arrangements, with refurbishment needed throughout to establish a consistent finish across the first floor.

The bathroom is reached from the landing and has a window for daylight and ventilation. Currently arranged with a bath and shower over, washbasin and WC, it offers scope for replacement fittings within the existing room.



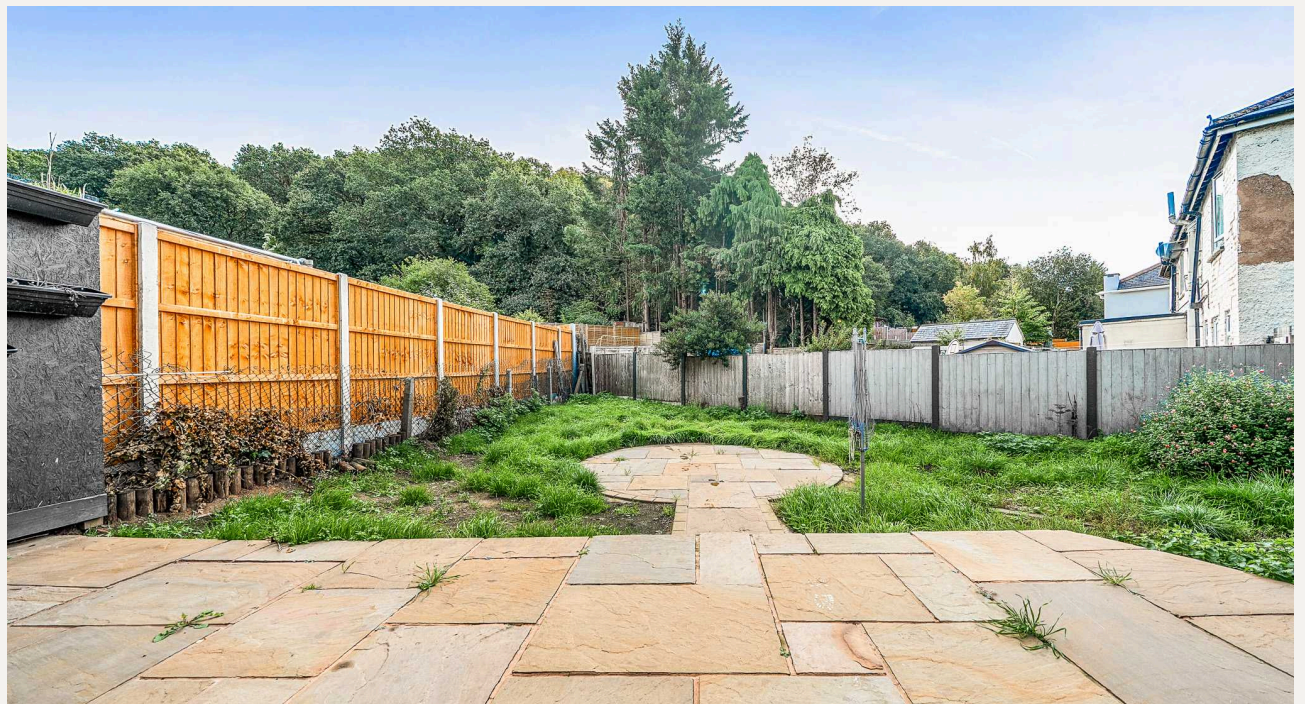




The garden and parking

Grass and established shrubs frame the front garden, with a paved path leading to the entrance beneath the brick gable. Fencing defines the approach and a path continues beside the property towards the rear. Parking is also provided to the side of the property.

The rear garden combines a paved terrace adjoining the kitchen with a lawn and a further circular paved area. Timber fencing surrounds the space, with shrubs along the edges and trees beyond. Clearance and landscaping would complement the renovation of the home.



Location

The setting combines established homes with businesses along one of the town's principal routes, providing a practical base for access to local amenities and the wider Wyre Forest district.

Kidderminster town centre offers independent shops, cafés, restaurants and everyday services. Weavers Wharf adds a choice of larger retailers, while the town's library broadens the amenities available locally.

Schooling in the surrounding area includes Foley Park Primary Academy and Nursery. Secondary education is available at King Charles I School, which also has sixth form provision and serves Kidderminster and the surrounding area.

The A449 connects Kidderminster with Worcester. Kidderminster railway station provides services towards Birmingham and Worcester, offering a rail alternative for commuting and access to the wider regional network.

For recreation, Brinton Park provides a substantial green space within the town, while the Staffordshire and Worcestershire Canal offers towpath walks.



Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed

Ultrafast broadband available. Download speeds up to 1000 Mbps and upload speeds up to 100 Mbps (source: Ofcom checker).

Mobile Coverage

Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk

According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and very low risk for surface water flooding.

EPC

The EPC rating for this property is: D.

Council Tax

The Council Tax for this property is Band A.



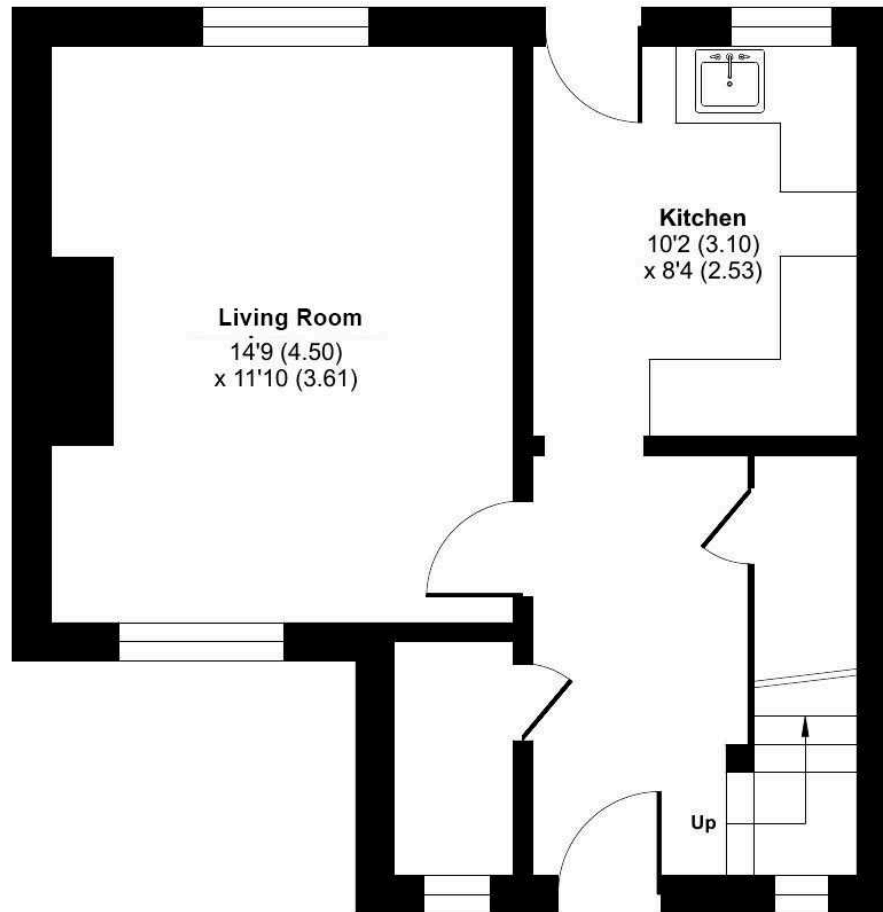
Worcester Road, Kidderminster, DY10

Approximate Area = 762 sq ft / 70.8 sq m

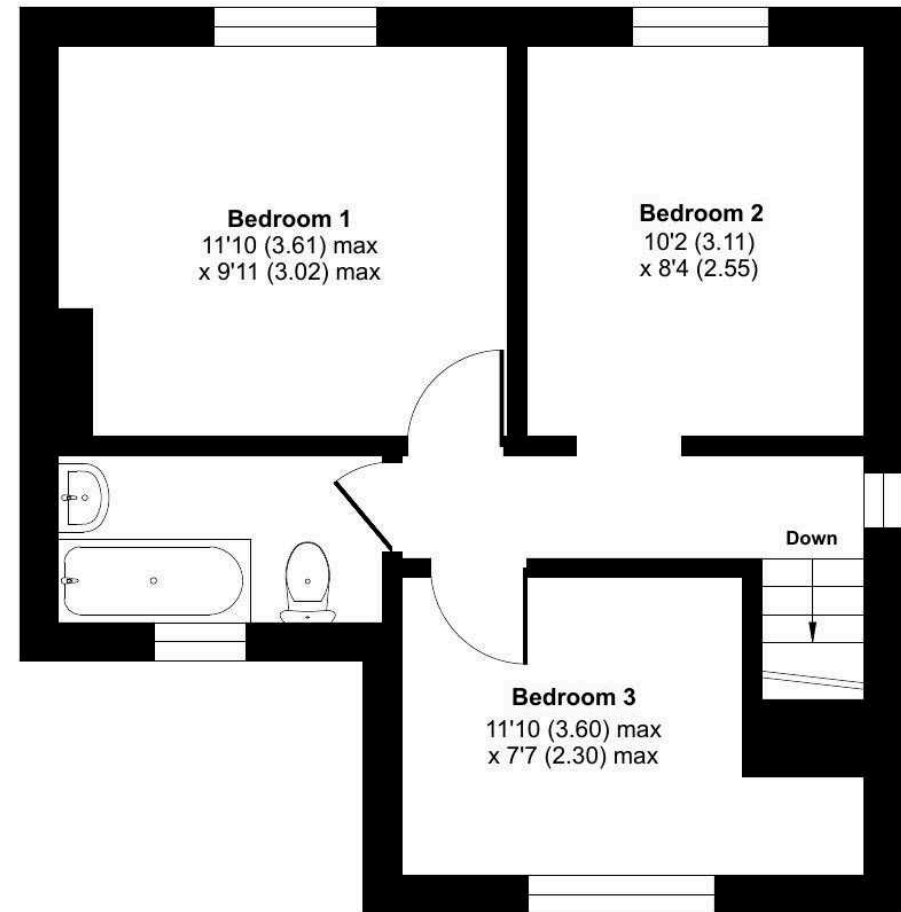
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1529346



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.



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