



1 Linden Grove, Kidderminster, DY10 1TF

We are delighted to offer For Sale this Semi Detached house which is situated in a cul-de-sac position within this popular area of Kidderminster which is ideal for the main road networks and Kidderminster Town Centre. The accommodation has been well cared for and comprises of. Lounge, dining room, kitchen, lobby, office / playroom and W/c to the ground floor, two bedrooms and family bathroom to the first floor. The property benefits further from a gas central heating system, double glazing, garage, off road parking and generous rear garden. An early internal viewing is essential to avoid missing out.

Council Tax Band D

Epc Band D

Offers Around £320,000

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Entrance Door

Being double glazed composite and opens into the reception hall.

Reception Hall

Having a staircase to the first floor landing, radiator, doors to the lounge, dining room and kitchen.

Lounge

12'1" x 11'5" (3.7m x 3.5m)



Having a double glazed window to the front, feature fire surround with gas fire, radiator, double glazed patio door opening to the conservatory and coving to the ceiling.

Conservatory

13'1" x 8'6" (4.0m x 2.6m)



Having double glazed windows, double glazed double doors to the rear garden and two radiators.

Dining Room

11'1" x 10'2" min (3.4m x 3.1m min)

Having a double glazed bow window to the front, feature fire surround with fire, radiator and coving to the ceiling.

Kitchen

11'9" x 9'6" (3.6m x 2.9m)



Having wall and base cabinets with complimentary work surface over, single drainer sink unit with mixer tap, built in oven and gas hob, space for domestic appliances, double glazed window to the rear and door to the rear lobby.

Kitchen



Rear Lobby

8'10" x 6'2" (2.7m x 1.9m)

Having part tiled walls, radiator, door to utility cupboard, boiler cupboard, storage room and side door giving access to a covered walkway to the rear garden.

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Office / Playroom

12'1" min x 8'2" min (3.7m min x 2.5m min)



Having double glazed window and door to the side, wall light points and sliding door to a W/C.

W/C

8'2" x 2'11" (2.5m x 0.9m)



Having W/C and double glazed window to the rear.

First Floor Landing

Having a double glazed window to the side, access to the loft space, radiator, coving to the ceiling, doors to bedrooms and bathroom.

Bedroom One

11'1" x 10'9" (3.4m x 3.3m)



Having double glazed window to the front, radiator and coving to the ceiling.

Bedroom Two

12'1" x 10'2" (3.7m x 3.1m)



Having double glazed windows to the front and rear, fitted wardrobes and coving to the ceiling.

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Bathroom

11'9" x 9'6" max 6'2" min (3.6m x 2.9m max 1.9m min)



Rear Garden



Having a white suite comprising of a panel bath, separate shower cubicle, wash hand basin set to a unit, W/C, part tiled walls, two double glazed windows to the rear, heated towel rail and coving to the ceiling.

Outside

Garage

27'10" x 9'10" (8.5m x 3.0m)

Rear Garden



Rear Garden



Rear Garden



Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Council Tax

Wyre Forest District Council Band

Agents Note

The office / playroom and the shower area are of wooden construction.

Services

The agent understands that the property has mains water / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

MONEY LAUNDERING REGULATIONS

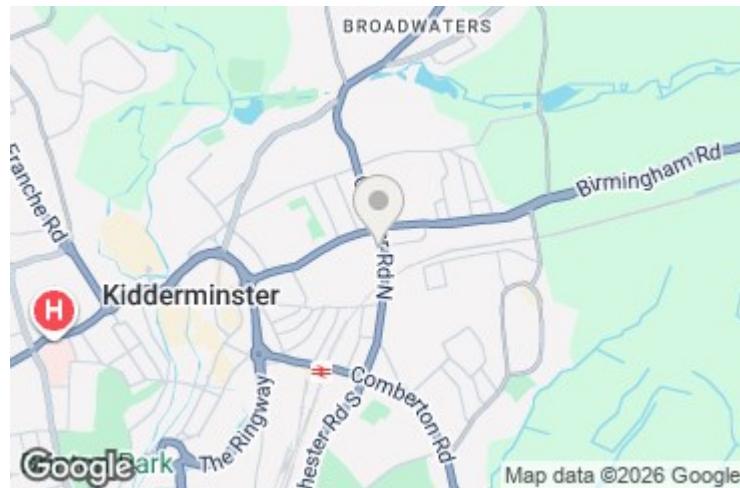
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RP-17/11/2025-V1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	