

EDEN MIDCALF  
— SALES & LETTINGS —

£425,000  
Baldwin Road  
Kidderminster, DY10 2UA

## PROPERTY SUMMARY

An extended four-bedroom bay-fronted detached family home enjoying driveway parking and a garage on the outskirts of Kidderminster, near Hurcott Woods. The property offers two reception rooms, including a delightful rear family/dining room with a log burner and French doors to the garden, together with a well-appointed breakfast kitchen and ground floor WC. Upstairs are four bedrooms and two bathrooms, including a modern main bathroom with a freestanding bath and separate walk-in shower. Outside, there is a landscaped rear garden, which has a low-maintenance appeal, featuring an elevated decked terrace, an artificial lawn and gated rear access. EPC=E

4



2



2





**LOCAL AUTHORITY**  
Wyre Forest District Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1399 ft<sup>2</sup>  
129.9 m<sup>2</sup>

Balconies and terraces  
316 ft<sup>2</sup>  
29.4 m<sup>2</sup>

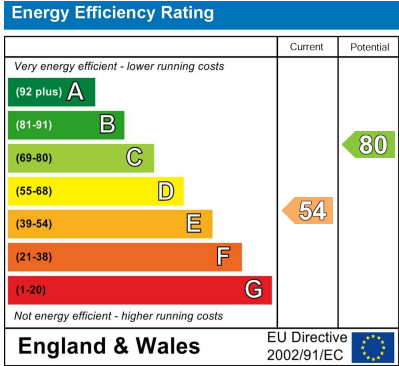
Reduced headroom  
4 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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