



19 Clee Avenue, Kidderminster, DY11 7BS

G HERBERT
BANKS

EST. 1898

19 Clee Avenue
Kidderminster
Worcestershire
DY11 7BS

A traditional 3 bedroom semi detached family home with generous rear garden. Conveniently located to an excellent range of local amenities.

- Available with vacant possession June 2026
- Off street parking
- Scope to extend to side and rear (subject to planning)
- Good road access to A451

Kidderminster 1 * Bewdley 12.1 * Worcester 8.5
Tenbury 14 * Hereford 22.6
Approximate Distance in Miles

Situation

The property is situated a short distance off the A541 Stourport Road and the Silverwoods development providing supermarkets, coffee shops, public house and gymnasium. It is in walking distance of the Stourport Road employment corridor. From this position, Kidderminster Town Centre is approximately 1 mile to the north, with access to the A449 Worcester Road, via the Silverwood bypass. Kidderminster train station is approximately 2 miles distance, providing regular service to Worcester, Birmingham and London.

Description

19 Clee Avenue is a tradition style family home. Physically the land to the side and rear, subject to planning, would provide scope for the current accommodation to be extended.

The property is approached over the driveway to the recessed porch. The entrance hall has stairs off to the first floor and also a storage cupboard

under. The front living room benefits from good natural light, with a bay window to front. The rear living room has double glazed patio doors overlooking the extensive rear garden. The kitchen is fitted with a range of wall base units.

To the first floor, from the landing the three bedrooms are accessed, as well as the family bathroom.

Outside the front garden is set behind an established hedge, with driveway leading to the property along the side. There is a paved patio area adjacent to the rear of the house, leading on to the long garden, with fenced and established boundaries.

The property is available with no upward chain and would be ideal as a family home, having good access to local amenities.

GENERAL INFORMATION

Energy Performance

The property has an EPC rating of D (expires 27/05/2030)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Services

We understand the property to have electricity, water and drainage connected.

Local Authority

Wyre Forest District Council
Council Tel: 01562 732928

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968.

Directions

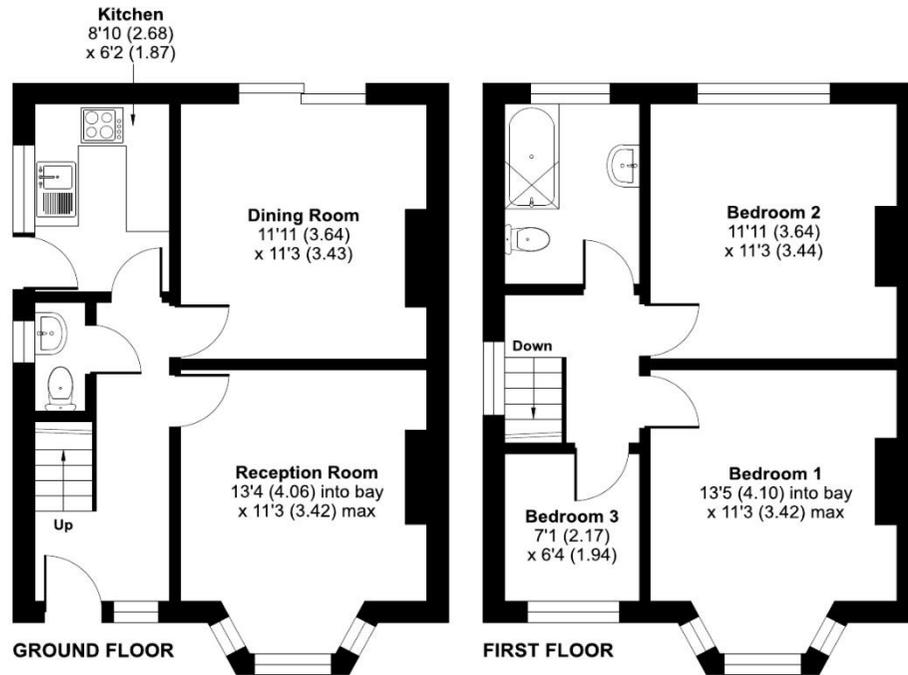
Proceeding out of Kidderminster Town Centre along the A451 Stourport Road, proceed over the Brintons Park traffic lights, continuing out in the direction of Stourport-on-Severn. After you cross the Severn Valley railway bridge and pass Starbucks, Clee Avenue is on the righthand side, with the Stanley dental clinic situated on the corner. Proceeding up Clee Avenue, the property is on the lefthand side.

what.3.words: rise.crown.about

Clee Avenue, Kidderminster, DY11

Approximate Area = 858 sq ft / 79.7 sq m

For identification only - Not to scale



MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for G Herbert Banks LLP. REF: 1423484

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