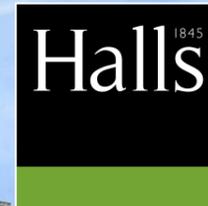


FOR SALE

8 Oulton Close, Kidderminster, DY11 5DY



Oulton Close, Kidderminster, DY11

Approximate Area = 728 sq ft / 67.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Halls. REF: 1251614



FOR SALE

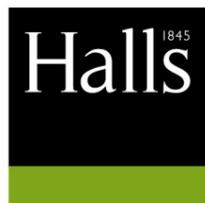
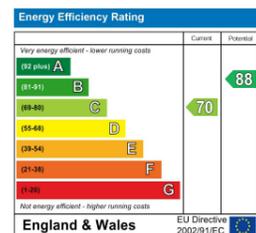
Price £229,950

8 Oulton Close, Kidderminster, DY11 5DY

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01562 820 880

Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
E: kidderminster@hallsgb.com



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Mileage (all distances approximate)
 Wolverley 1 mile Bewdley 4 miles Kidderminster Railway Station 2 miles Worcester 16 miles
 Birmingham 20 miles



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- An Attractive Semi-Detached House
- Beautifully Presented Throughout
- 3 First Floor Bedrooms
- Family Bathroom
- Fitted Kitchen Diner
- Generous Lounge Diner
- Low Maintenance Private Rear Garden
- Off Road Parking – Popular, Quiet Location

INTRODUCTION

This semi-detached house is a perfect young family home, well presented throughout offering three bedrooms and a bathroom to the first floor and a generous lounge diner and modern fitted kitchen diner to the ground floor. There is off road parking and small private rear garden. Internal Viewing Recommended.

FULL DETAILS

Set in this quiet cul-de-sac in the popular Marlpool residential location, the property is accessed from Outlon Close to a double glazed entrance porch at the front of the property.

The entrance porch in turn accesses the generous lounge diner with large UPVC double glazed window to the front aspect. There is a straight flight staircase to the first floor and access to the rear into the fitted kitchen diner.

With plenty of space for a dining table and chairs the fitted kitchen has a range of matching base and eye level units and plenty of workspace and a double glazed window overlooking the private gardens and French doors giving access to the rear garden.

On the first floor there are three good sized bedrooms, all well presented with UPVC double glazed windows, and a family bathroom with matching white suite of panelled bath with shower over, a low level W.C and pedestal wash hand basin.

OUTSIDE

To the front is a small lawned fore garden with courtesy lighting and a driveway to the side of the property to a rear hardstanding area with a useful timber shed. There is side gated access into the rear garden which has a patio and low maintenance artificial lawn, all bordered with wooden panel fencing.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

DIRECTIONS

From the agents office on Franche Road proceed in a southerly direction and at the roundabout take the first exit onto Marlpool Lane. At the mini roundabout turn right into Willowfield Drive, continue for a short distance, go straight over the mini roundabout and take the first right hand turn onto Puxton Drive and second left onto Oulton Close where No. 8 will be found on the right hand side as indicated by the agents For Sale board.

LOCATION

This attractive young family home is perfectly situated for many local amenities to include the well thought of St Catherine's Primary School, a local Supermarket as well as great access to further surrounding sports clubs, public houses and all on a convenient bus route. Being on the northern outskirts of Kidderminster there is access to the beautiful North Worcestershire countryside and surrounding popular Villages and Towns such as Wolverley and Bewdley are all nearby.