



DARWIN HOUSE

23 OLDNALL ROAD | KIDDERMINSTER | DY10 3HN





DARWIN HOUSE

23 OLDNALL ROAD | KIDDERMINSTER | DY10 3HN

Kidderminster Station 1 mile | Worcester 12 miles | Birmingham 14 miles | M5 Junction 4 is 8 miles.

AN EXCELLENT OPPORTUNITY TO ACQUIRE A THOUGHTFULLY
DESIGNED FAMILY HOME IN NEED OF MODERNISATION.
OFFERING LARGE WALLED DRIVEWAY & DETACHED GARAGE

First time offered For Sale since construction
Opulent detached family home in half an acre plot with character & charm
Four double bedrooms
Two reception rooms, dining room & fitted kitchen
Offering no onward chain



Kidderminster Office

Gavel House, 137 Franche Road,
Kidderminster, Worcestershire, DY11 5AP

T: 01562 820880

E: kidderminster@halls.gb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Constructed by the current owners in 1984, the property has been thoughtfully designed to offer well proportioned accommodation throughout, making it ideal for growing families or those seeking versatile living spaces.

SITUATION

Situated in this particularly well regarded and much sought after residential area approximately 1 mile from Kidderminster. Darwin House is a short stroll away from Kidderminster Golf Club, home to one of the best courses in Worcestershire. Nearby are an excellent range of private and state schools with convenient road links to both the M5 motorway and Kidderminster station providing regular trains to Birmingham & London.

PROPERTY

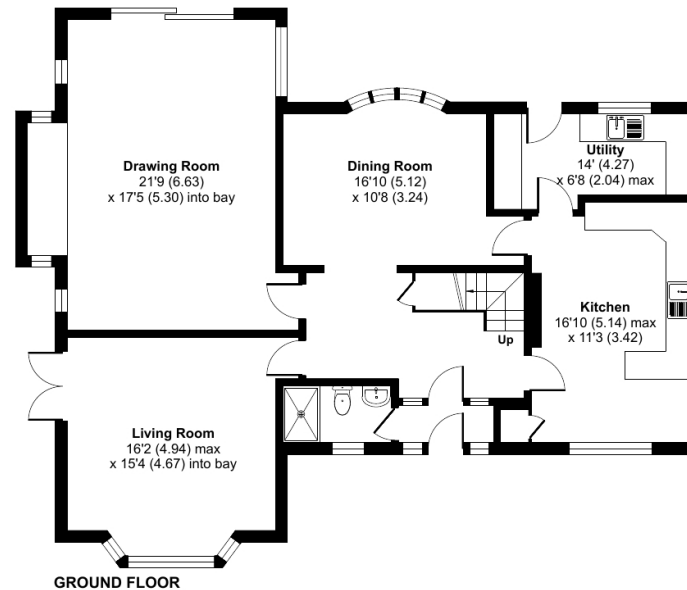
Although well maintained, the property presents an exciting opportunity for the next owners to refurbish and modernise according to their own tastes and requirements.

The property enjoys a commanding elevated position, set well back from the road and accessed via a private walled entrance with ample parking and detached garage.

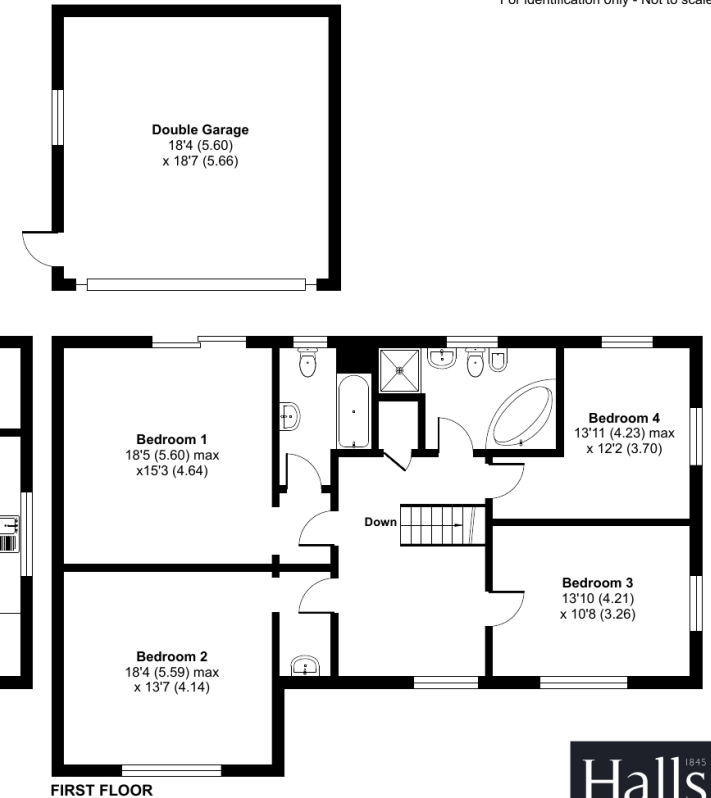
Entered through striking solid oak double doors, opening into an entrance porch with downstairs shower room. Glazed internal doors lead into a magnificent reception hall with exposed brickwork and a beautifully crafted panelled turning staircase.

There are two principal reception rooms, the drawing room is particularly impressive, centred around a striking inglenook fireplace and French Doors open to the rear garden.

The fitted breakfast kitchen has a range of wall and floor mounted cabinets with breakfast bar and useful utility room off.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1303670



Approximate Area = 2341 sq ft / 217.4 sq m
Garage = 341 sq ft / 31.6 sq m
Total = 2682 sq ft / 249 sq m
For identification only - Not to scale



The spacious first floor galleried landing continue the generous space found throughout the home and provides access to the four double bedrooms and family bathroom.

The master bedroom is generously proportioned and enjoys the added benefit of sliding doors to appreciate the attractive rear garden. It also features a well appointed three piece en-suite bathroom.

Bedroom two is also generously proportioned and includes a vanity area with wash hand basin. Bedrooms three and four are well sized double rooms.

The family bathroom is well appointed, featuring a corner bath with hand held shower attachment, separate walk in shower cubicle, wash hand basin, W.C and bidet.



GARDENS, GROUNDS & GARAGE

Situated on a generous and private plot of approximately half an acre, Darwin House is elevated above Oldnall Road. The driveway extends past the property to the right, leading to a detached double garage and turning space. The detached double garage is constructed of brick with a pitched tiled roof, featuring an up-and-over door.

Two paved stepped walkways provide access to the raised level of Darwin House. At the front of this elegant residence, a paved terrace and a manicured lawn with mature trees create a welcoming setting.

The main entrance features a tiled veranda and striking solid oak double doors.

Gated access leads to the well proportioned rear gardens, which offer ample privacy. The outdoor space includes an initial paved patio area and a generous level lawn bordered by mature shrubs and trees. A raised selection to the side is a combination of mature hedging, stone walls and timber fencing ensuring seclusion on all sides.

FIXTURES & FITTINGS

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

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electricity gas and drainage. None of these services have been tested.

LOCAL AUTHORITY

Wyre Forest

COUNCIL TAX

Council Tax Band – G

EPC

Rating - D

DIRECTIONS

What3Words ///fails.unable.shared

From Kidderminster Town Centre the Ringway take the (A456) Coventry Street off the island. Continue onto Birmingham Road and at the traffic lights turn right into Chester Road North. Continue over the next set of lights and turn left into Oldnall Road and Darwin House will be found on the left hand side just before Barnetts Lane as indicated by the agents For Sale board.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



