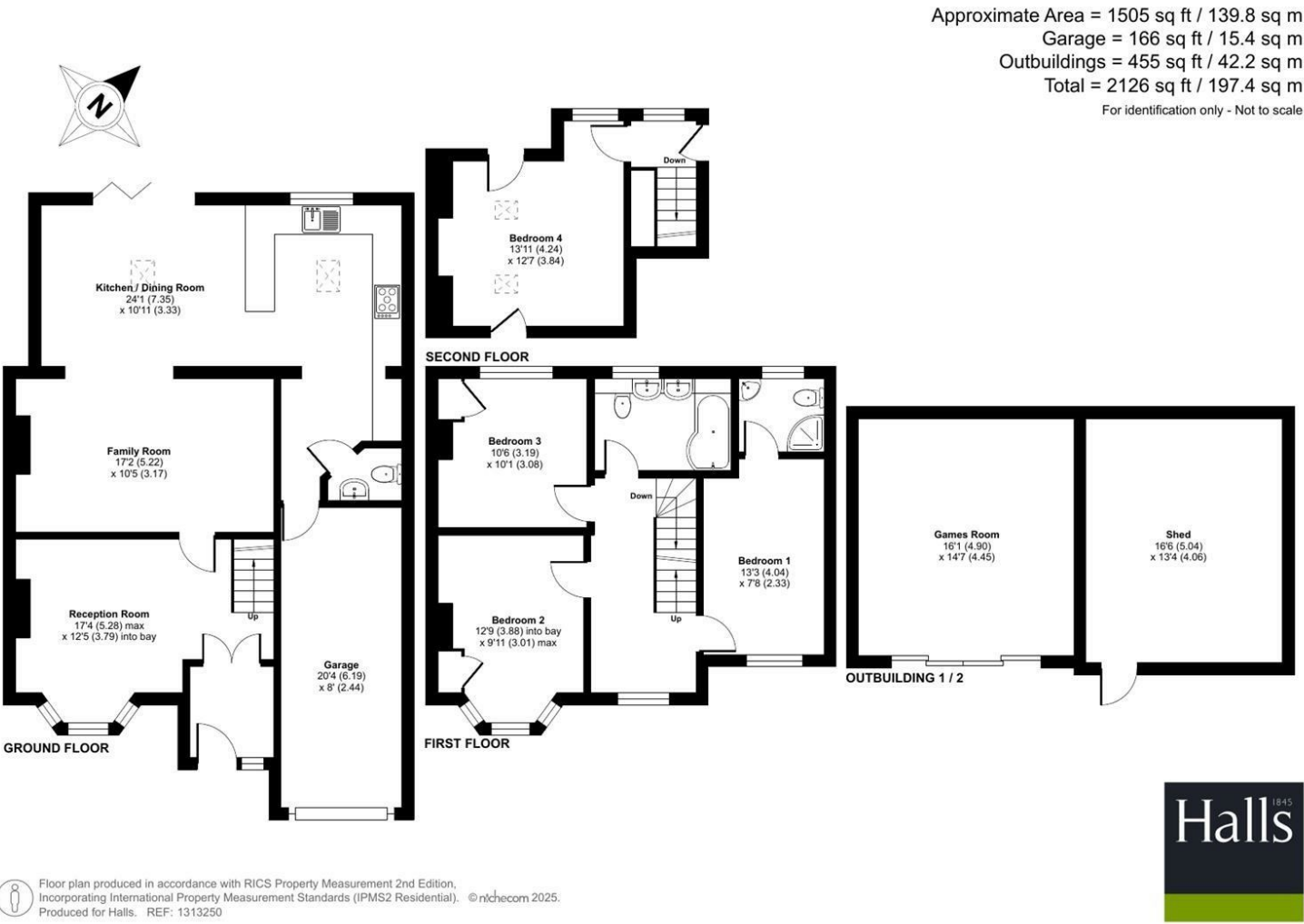


FOR SALE

40 Franche Road, Wolverley, Kidderminster, DY11 5TP



FOR SALE

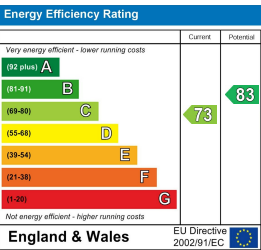
£390,000

40 Franche Road, Wolverley, Kidderminster, DY11 5TP

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



Nestled on the charming Franche Road in Wolverley, Kidderminster, this delightful semi-detached house offers a perfect blend of comfort and space for family living. Spanning an impressive 1,505 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests.

With four well-proportioned bedrooms, there is ample room for family members or guests, ensuring everyone has their own private space with two bathrooms.

The exterior of the property features parking for up to three vehicles this home is not only practical but also situated in a lovely area, making it a wonderful choice for those seeking a peaceful yet connected lifestyle.

Whether you are looking to settle down in a family-friendly neighbourhood or seeking a spacious home with room to grow, this property on Franche Road is sure to meet your needs. Don't miss the opportunity to make this charming house your new home.



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@hallsgb.com



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Mileage (all distances approximate)
Kidderminster 2.5 miles, Bewdley 5 miles, Stourbridge 9 miles, Birmingham 24 miles,
Worcester 17.5 miles.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- An Impressive Extended Family Home Set In A Generous Plot
- Fully Repainted & Re-Carpeted Throughout
- Convenient Location
- Large Open Plan Kitchen Dining Room
- Bi Fold Doors Open To The South Facing Private Rear Garden
- Three Bedrooms & Loft Bedroom
- Driveway Parking & Garage
- Large Out Building & Adjoining Storage

DIRECTIONS

From the agents office in Franche road, proceed in a northerly direction for a short distance and at the roundabout take the third exit on Franche Road in the direction of Wolverley. On entering the village, the property will be found on the left hand side as indicted by the agents for sale board.

LOCATION

40 Franche Road enjoys a prime position on the outskirts of the charming village of Wolverley, to the north of Kidderminster. The location offers excellent connectivity to nearby areas including Kidderminster itself, the picturesque Georgian town of Bewdley, and further afield to Stourbridge, Birmingham, the wider Midlands, and the motorway network.

Wolverley village provides a range of local amenities, such as shops, pubs, and recreational spaces including playing fields. It is also home to several well-regarded schools, including Heathfield School and Day Nursery and Wolverley Sebright VA Primary School.

INTRODUCTION

This attractive and extended detached family home is ideally situated in a highly sought after village location on the northern edge of Kidderminster, within Wolverley. Arranged over three floors, the property offers an excellent amount of well proportioned living space throughout. A standout feature of this home is the generous sized private garden, providing both space and privacy perfect for family life and entertaining. To the front, there is a garage and off-road parking. Offered to the market with no onward chain, this is a superb opportunity, and early internal viewing is highly recommended.

DESCRIPTION

Approached via a welcoming porch, elegant double doors open into the first reception room, where a charming bay window frames views to the front. A handsome chimney breast with a slate hearth and rustic timber beam provides a focal point, while interconnecting doors lead to both the family room and the beautifully appointed open-plan dining kitchen.

To the rear, the second reception room exudes warmth and character, centred around an exposed brick fireplace. This versatile space flows seamlessly into the impressive extended dining kitchen – a stunning heart of the home, perfectly designed for both everyday living and sophisticated entertaining. Flooded with natural light from Velux roof windows and ceiling spotlights, the room is further enhanced by wide bi-fold doors that open fully to the landscaped rear garden.

The bespoke breakfast kitchen features underfloor heating and an extensive range of solid oak cabinetry, complemented by a breakfast bar and quality work surfaces. A country-style Rangemaster cooker, wine rack, and freestanding fridge freezer are included, alongside a decommissioned integrated dishwasher.

Completing the ground floor is a thoughtfully designed cloakroom/utility area, offering ample storage, space for laundry appliances, and internal access to the garage.

The first floor is home to three well-proportioned double bedrooms, the family bathroom, and access to a secondary staircase. Bedrooms two and three are enhanced by fitted wardrobes, while the principal bedroom enjoys the luxury of a stylish three-piece en-suite shower room.

The family bathroom is thoughtfully designed, featuring a built-in vanity unit with WC, twin wash basins, and a P-shaped bath with shower over.

In 2007, the current owners sympathetically converted the loft to create an impressive fourth bedroom. Bathed in natural light from Velux windows, this spacious room also benefits from useful eaves storage, offering a versatile space equally suited as a guest suite, home office, or hobby room.

OUTSIDE

To the front of the property, timber gates open onto a block-paved driveway and access to the garage, which is fitted with an electric roller door.

The south facing rear garden is a standout feature, boasting a beautifully laid Indian stone patio with covered pergola, perfect for outdoor dining, well-maintained lawn and sleeper bed. A pathway leads to the end of the garden, where a spacious outbuilding offers excellent potential for use as a home office, studio, or games room.

Adjoining this is a secondary outbuilding, enclosed by timber gates, offering additional storage or workspace.

A pedestrian gate at the rear of the garden provides easy and practical rear access.

SERVICES

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

TENURE

Freehold with Vacant Possession upon Completion.

FIXTURES & FITTINGS

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

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.