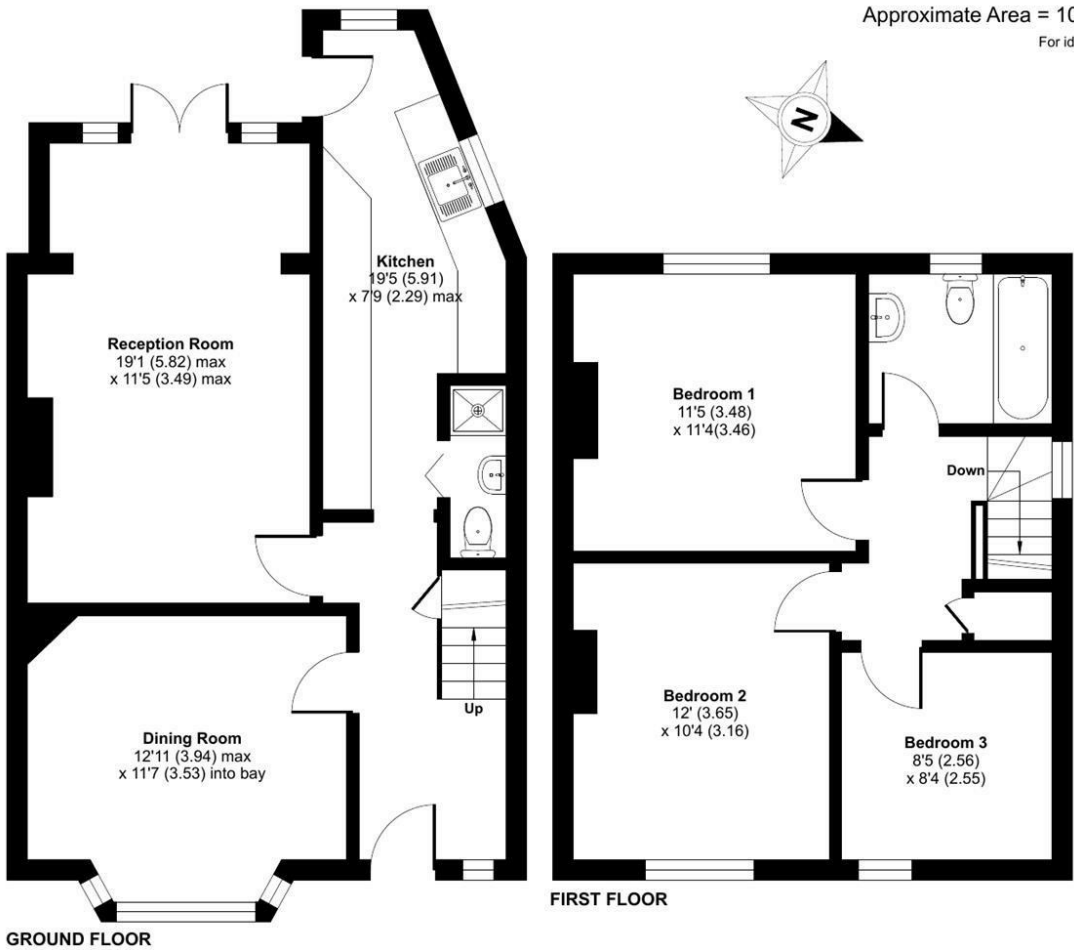


FOR SALE

7 Lea Bank Avenue, Kidderminster, DY11 6PD



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2025. Produced for Halls. REF: 1332915



FOR SALE

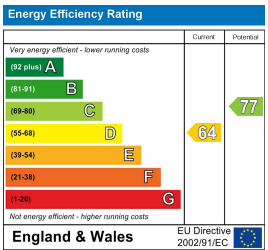
Offers in the region of £220,000

7 Lea Bank Avenue, Kidderminster, DY11 6PD

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



A well proportioned traditional semi-detached house situated in this popular residential location offering potential to improve and extend, subject to the necessary permissions and consent. With three bedrooms and two reception rooms and a generous plot with private gardens and off-road parking. In need of modernisation throughout, the property is available with no onward chain and an internal inspection is recommended.



01562 820880

Kidderminster Sales

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



onTheMarket.com



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Mileage (all distances approximate)
Kidderminster Railway Station 2 miles, Bewdley 5 miles, Bromsgrove 11 miles, Worcester 15 miles, Birmingham 19 miles.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- A Traditional Semi-Detached House
- Three Bedrooms & Bathroom
- Two Reception Rooms
- Kitchen & Shower with W.C
- Generous Private Gardens & Parking
- Detached Workshop/Store, Greenhouse & Tool Shed
- In Need of Modernisation
- Viewing Recommended – No Onward Chain

DIRECTIONS

From the agents office in Franche Road proceed in a Southerly direction towards Kidderminster. At the roundabout take the third exit continuing to the next roundabout turning right and passing Kidderminster Hospital on the left hand side. At the traffic lights continue straight over onto Bewdley Hill in the direction of Bewdley and continue to the brow of the hill turning left onto Lea Bank Avenue and the property can be found on the right hand side as indicated by the agents For sale board.

LOCATION

Lea Bank Avenue is located in one of Kidderminster's sought after locations on the Bewdley side of Kidderminster with good access to the local amenities including Primary and Secondary schools being within walking distance. The property is near a bus route offering access to Kidderminster Town Centre, Railway Station and beyond.

Bewdley has been described as the most perfect small Georgian town in Worcestershire. With the beautiful River Severn running through and a rich and undulating landscape that provides a fabulous townscape heritage. With a comprehensive range of amenities both sporting and recreational with junior and senior schools, a variety of local shops, and a doctor's surgery, Bewdley has something for everyone.

INTRODUCTION

A well-proportioned traditional semi-detached house situated in this popular residential location, offering potential to improve and extend, subject to necessary permissions and consents. The property features three bedrooms, two reception rooms, and a generous private plot with enclosed gardens and off-road parking. In need of modernisation throughout, it is offered with no onward chain, and an internal inspection is highly recommended.

FULL DETAILS

A property offering excellent potential for a fully refurbished family home. The property is entered via an Entrance Hall featuring wooden parquet flooring, with carpeted stairs rising to the first-floor landing. From the hall, a door leads into the Dining Room— a well-proportioned reception space with a feature brick fireplace with a solid fuel/log burner. The Lounge is located at the rear of the property and benefits from double patio doors opening to the garden, along with a solid fuel/log burner, creating a cosy atmosphere.

The kitchen is galley-style, fitted with wall and base units, and offers scope for modernisation and refurbishment. The Ideal gas combi boiler is also housed within the kitchen.

Access is also gained into a convenient ground-floor WC and shower room.

The first floor comprises two double bedrooms, a single bedroom, and a family bathroom fitted with a bath, low-level WC, wash hand basin, and heated towel rail. There is potential to redesign the bathroom to create a more stylish and luxurious space.

Offering scope for cosmetic improvement, the bedrooms present an excellent opportunity to be transformed into bright and restful retreats.

W3W

///apply.rooms.funded

OUTSIDE

The garden is predominantly laid to lawn, on a tiered level with mature shrubs and planted borders. With some general maintenance, the space could be significantly enhanced.

There is a timber outbuilding, greenhouse and tool shed

The front driveway is tarmacadam, providing off-road parking and a shared driveway at the side of the property gives access to the rear of the property. There is additional on-street parking available.

SERVICES

Mains water, electricity, gas and drainage 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.