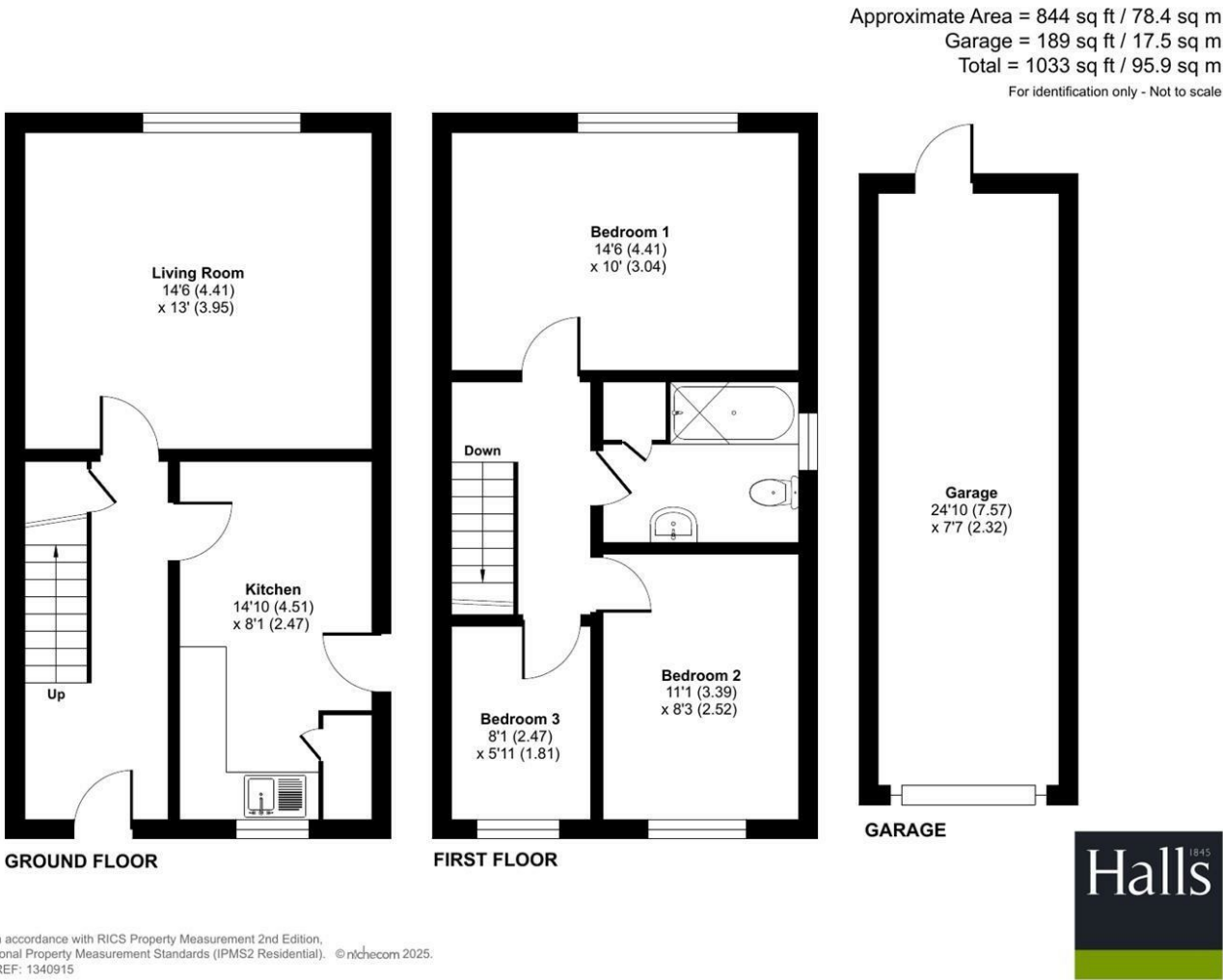


FOR SALE

11 Lyndhurst Drive, Kidderminster, DY10 2PT



FOR SALE

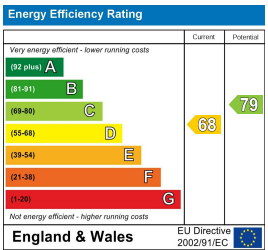
Offers in the region of £265,000

11 Lyndhurst Drive, Kidderminster, DY10 2PT

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 Lyndhurst Drive in Kidderminster, this delightful three-bedroom semi-detached home offers a perfect blend of comfort and style. The inviting reception room is bathed in natural light, creating a warm, welcoming space ideal for both relaxation and entertaining.

The well-planned layout maximises space and functionality, while the abundance of natural light throughout enhances the sense of openness and tranquillity.

Set in a friendly neighbourhood close to local amenities and transport links, this property is perfect for families or anyone seeking extra space in a vibrant yet peaceful location.



01562 820880

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



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Mileage (all distances approximate)
Bewdley 3 miles, Worcester 16 miles, Bromsgrove 10 miles Birmingham 23 miles Bridgnorth 14 Stourbridge 10 miles



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- An Attractive Semi-Detached Property
- Quiet and Sought After Location
- Generous Reception Room
- Beautiful Natural Lighting
- Low Maintenance Private Gardens
- Off-road Parking and Single Garage
- Recently Renovated Kitchen and Bathroom

DESCRIPTION
An attractive Three-Bedroom Semi-Detached Home situated in a quiet, popular location. This well presented, partially renovated three-bedroom property offers comfortable spacious living, ideal for families, or first-time buyers looking to put their own stamp on their home. The property has been owned from new by the same family for over 50 years.

The home features a generously sized living room, newly fitted modern kitchen/diner, and a king sized principal bedroom with an abundance of natural light, a modern recently fitted bathroom and a further two well proportioned bedrooms. Outside, you will find low maintenance, secluded gardens with off-road parking for two cars, and a useful single garage/storage room.

Early viewing is highly recommended to fully appreciate what this lovely home and its locality has to offer.

SITUATION
This modern family home is peacefully nestled in a secure cul-de-sac, yet enjoys excellent local conveniences: It is within a short stroll or drive of local schools, including St George's and St Mary's Primaries, both rated "Good" by Ofsted, with strong secondary options like King Charles I School and The Bewdley School close by.

Broadband is exceptional, with both superfast and ultrafast coverage ensuring effortless working, learning, and streaming at home. Local amenities including cafés, takeaways, pubs, and shops are just a stone's throw away. Perfectly situated, Lyndhurst Drive offers easy access to the charming North Worcestershire countryside and nearby villages such as Wolverley and Bewdley - ideal for families and those who appreciate both tranquillity and connectivity.

W3W
///melon.sling.spots

DIRECTIONS
From the ring road in Kidderminster, proceed northerly, in the direction of Stourbridge and Wolverhampton on the Stourbridge Road A451. On passing the Tesco Express on the left, turn left onto Springfield Lane and left again into Lyndhurst Drive where No. 11 will be found on the cul-de-sac on the left hand side.

THE PROPERTY
The property is accessed via a tarmac and slabbed driveway. The inviting front doorway with full-height glass panels to either side, floods the inner hall with a wealth of natural light which provides access to all areas of the ground floor including an understairs closet, and a spacious Lounge/Reception Room which enjoys an expansive window stretching the full width of the room, giving the room a vast amount of natural light and is ideal for morning sunlight.

The hallway also leads to the Kitchen/Diner with recently fitted two-tone base and wall cabinets with copper handles for a modern feel. The Kitchen boasts a new marble effect Wren Kitchens work top and Chrome Aerated Tap with new Beck integrated Electric Fan Oven and Gas Hobs. This well appointed Kitchen also benefits from additional storage, ideal for various white goods including, Dishwasher, Washing Machine or Tumble Dryer. The room features wood-effect flooring, and a well proportioned space for dining. The Kitchen also provides access through the original door into the garage and to the rear garden.

The first-floor landing leads to the master bedroom at the rear of the property, which as below, benefits from a vast wall-to-wall window. The family bathroom is central to the upstairs living accommodation and boasts a recently fitted bath with rainfall shower above, low-level WC and pedestal sink. The Bathroom boasts wood effect flooring, and further storage for toiletries and linen. The second and third bedrooms are both well proportioned making this property a superb family home. The loft is accessible through the third bedroom providing additional storage.

OUTSIDE
To the front of the property, there is off-road parking for two cars. The Driveway leads up to the front door and garage door with car and pedestrian access over tarmac and slabbed driveway. The Driveway is enclosed by a small brick wall. To the rear of the property, offers a low maintenance east facing lawned garden perfect for morning enjoyment and sheltered summer evenings. The garden is bordered with wooden fences, and benefits from trees at the end boundary providing privacy from neighbouring properties along with a small shrubbery.

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.

LOCAL AUTHORITY
Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster DY11 7WF

COUNCIL TAX
Band C.

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.

VIEWINGS
Viewings strictly by appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP.