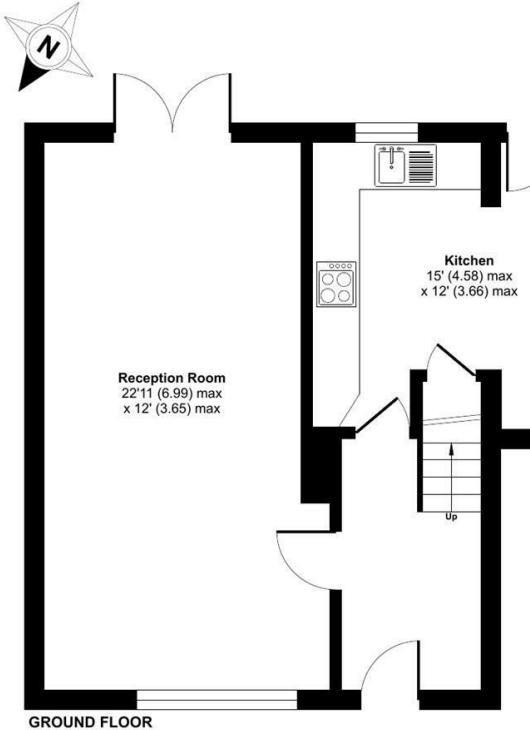


FOR SALE

81 Trimbley Drive, Kidderminster, DY11 5LA

Halls¹⁸⁴⁵



Halls¹⁸⁴⁵

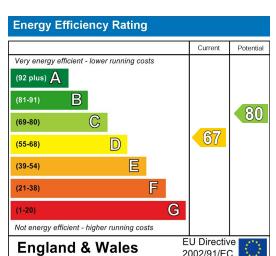
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1277765



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 wonderful opportunity to purchase this much improved and modernised 3 bedroom semi-detached house conveniently situated in this particularly popular residential location to the northern outskirts of Kidderminster. Viewing Highly Recommended.

Halls¹⁸⁴⁵

01562 820880

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

RICS
Regulated by RICS

OnTheMarket.com

The Property
Ombudsman
APPROVED CODE
TRADINGSTANDARDS.UK



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01562 820880

Mileage (all distances approximate)

Kidderminster Railway Station 2.5 miles Bewdley 3 miles Stourport 5 miles Stourbridge 9 miles Worcester 16 miles Birmingham 21 miles



1 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s



- An Attractive Semi Detached Family Home
- Updated & Modernised Throughout
- Three Bedrooms & Bathroom
- Generous Lounge Diner
- Contemporary Fitted Kitchen
- Attractive Private Gardens
- Plenty of Off Road Parking
- Popular Residential Location

DIRECTIONS

Less than 1 mile from the agents offices on the Franche Road, proceed in a northerly direction and at the round-a-bout take the first exit, left onto Habberley Lane. Continue for a short distance and turn left onto Trimley Drive and immediately right and No. 81 will be found as indicated by the agents For Sale board.

LOCATION

81 Trimley Drive is conveniently located in one of Kidderminster's more popular residential addresses with good access to local amenities including Primary and Secondary schools. The property is also on a bus route offering access to Kidderminster Town Centre, Railway Station and beyond. The popular Georgian river town of Bewdley is only a short distance away offering a further variety of sporting and social amenities.

DESCRIPTION

81 Trimley Drive is a lovely semi-detached young family home having been extended and being well presented offering accommodation over two floors comprising three bedrooms and a family bathroom to the first floor and the ground floor offers an initial entrance hall, generous lounge diner and an extended kitchen diner with access to the private and enclosed rear garden. The property offers off road parking to the front and is situated in this attractive and popular residential location on the northern outskirts of Kidderminster.

FULL DETAILS

The property is approached over a generous driveway leading to a UPVC double glazed entrance door into the reception hall.

The RECEPTION HALL has a straight flight staircase to the first floor and access to the lounge diner and to the extended fitted kitchen to the rear.

The LOUNGE DINER is particularly spacious and well presented being contemporary with a large UPVC double glazed window to the front aspect and UPVC double glazed French doors opening to the rear garden.

The attractive and extended fitted KITCHEN DINER is well proportioned with modern fitted base and eye level units throughout.

There is a useful under stairs storage cupboard with fitted shelving, dual UPVC double glazed windows to the front and rear and dual UPVC double glazed pedestrian doors giving both front and rear with access to the enclosed garden.

The first floor accommodation is equally well presented having been recently modernised with an initial landing with UPVC double glazed obscure window to the side aspect, access to the roof space and fitted cupboard housing the 'Worcester Bosch' combination boiler.

From the landing there is access to all first floor accommodation to include rear double BEDROOM ONE with UPVC double glazed window overlooking the private garden.

Front BEDROOM TWO has ceiling mounted light fitting, radiator, power points, TV aerial point and UPVC double glazed windows.

BEDROOM THREE is found at the rear of the property and has power points, radiator, fitted storage cupboard, ceiling mounted light fitting and UPVC double glazed window.

The FAMILY BATHROOM has a matching white suite of panel bath with extensive tiled surround, wall mounted shower unit with obscure glazed shower screen. There is a low level close coupled WC, pedestal wash hand basin, radiator, ceiling mounted light fitting and obscure UPVC double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is generous tarmac driveway providing off road parking for three to four vehicles with a generous level lawn area with part brick and part wooden panel boundaries, external security lighting and additional pedestrian door into the extended fitted kitchen.

The rear gardens are well presented and surprisingly spacious being enclosed to all sides via wooden panel fencing with an attractive flagstone patio seating area and level lawn. The gardens offer a good degree of privacy with external security lighting and external water supply.

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.