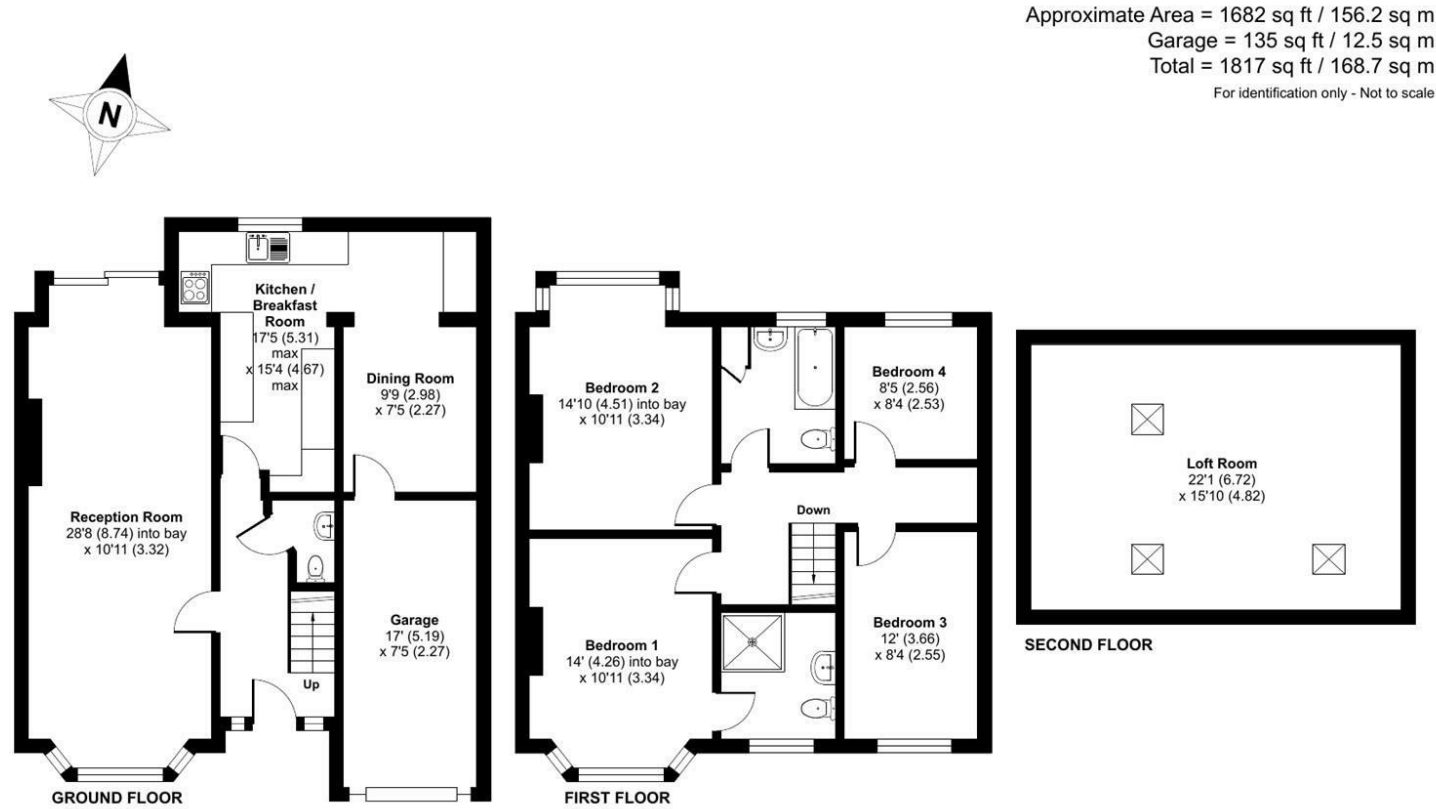


FOR SALE

6 Woodland Avenue, Kidderminster, DY11 5AW



FOR SALE

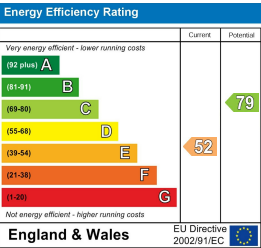
Offers in the region of £325,000

6 Woodland Avenue, Kidderminster, DY11 5AW

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



This is a rare opportunity to acquire a substantial four bedroom family home in a highly regarded part of Kidderminster. The property combines space, convenience, and potential, all within walking distance of schools, leisure facilities, and the town centre. With scope to modernise and truly make it your own, an internal inspection is recommended.



01562 820880

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



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Mileage (all distances approximate)

Bewdley 3.5 miles, Bridgnorth 14 miles, Worcester 16 miles, Birmingham 22.5 miles, Stourbridge 10 miles


2 Reception Room/s


4 Bedroom/s


1 Bath/Shower Room/s



- A Traditional Semi-Detached House
- Extended Family Accomodation
- Four Bedrooms & Family Bathroom
- Generous Through Living Room & Dining Room
- Extended Kitchen Diner
- Private Rear Gardens
- Garage & Off Road Parking
- In Need of Some Modernisation

DESCRIPTION

An extended semi-detached family home located in one of Kidderminster’s most desirable residential areas. The property enjoys a spacious footprint, a generous plot, four well-proportioned bedrooms, and the added benefit of a garage with driveway parking. Requiring some modernisation, this home offers buyers the opportunity to modernise and personalise to their own taste.

SITUATION

6 Woodland Avenue is set in the most convenient and popular residential location on the northern outskirts of Kidderminster with good access and bus routes to the town centre and to surrounding towns and villages such as Bewdley, Bridgorth, Wolverley and onward to Wolverhampton, Birmingham Stourbridge and the Cathedral city of Worcester.

The property is quietly situated and offers a mixture of security, privacy and provides good easy access to all local amenities.

WHAT3WORDS

///dawn.cared.knots

SCHOOLING

There’s excellent schooling nearby DY11 5AW, with Franche Primary School rated ‘Good’ just around 0.3km away, St.Catherine’s C of E Primary also ‘Good’ at approximately 0.5km, and Baxter College (secondary) within about 0.8km

DIRECTIONS

From Halls office in Franche Road proceed in a southerly direction and turn first right onto Woodland Avenue where the property will be found as indicated by the agents 'For Sale' board on the right hand side.

THE PROPERTY

Tucked away on a wide, tree-lined crescent in the lower end of Franche, this home enjoys a peaceful position while remaining within walking distance of Kidderminster town centre. Schools, including Franche First School, and local amenities such as Kidderminster Carolians Rugby Club are conveniently nearby, making the property ideal for families. The house itself sits on a deep plot and providing a good balance of living and outdoor space. The accommodation has been extended to create a larger-than-average layout, offering plenty of potential to update and add value.

The ground floor opens into the reception hall leading to a spacious open plan lounge and dining room, kitchen with snug area, and a useful downstairs cloakroom. The lounge and dining room is an impressive space, with distinct living and dining areas, with a large bay window at the front and patio doors opening out onto the rear garden. The kitchen diner forms the heart of the home, offering a practical space with fitted cupboards, an integrated oven with gas hob and extractor, a breakfast bar, and ample room for appliances. Space for dining complements the kitchen with doors leading both to the garden and to the integral garage.

Upstairs, the first floor provides four bedrooms and a family bathroom. The principal bedroom includes an en-suite shower room, while two further double bedrooms and a comfortable single bedroom complete the sleeping accommodation. The bathroom is fitted with a suite including bath, wash hand basin, and WC. Above, a generous loft conversion with three Velux windows offers excellent potential as a home office, studio, or additional living space.

OUTSIDE

The property is set slightly back from the road in a slightly elevated position with a driveway providing valuable off road parking, alongside mature borders and shrubs that provide kerb appeal. The garage benefits from light, power, and an internal connecting door to the kitchen diner. At the rear, the enclosed garden is a generous private space, with a patio leading to a lawn surrounded by established planting and with a gate to the rear providing pedestrian access to White Wickets.

SERVICES

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

LOCAL AUTHORITY

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

COUNCIL TAX

The property is being shown as being within council tax band C on the local authority register.

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.

VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP