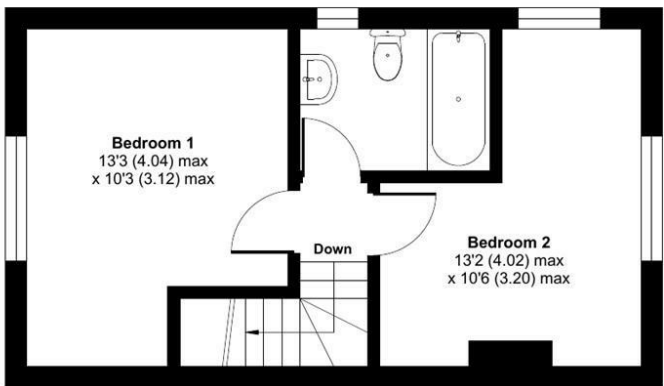


FOR SALE

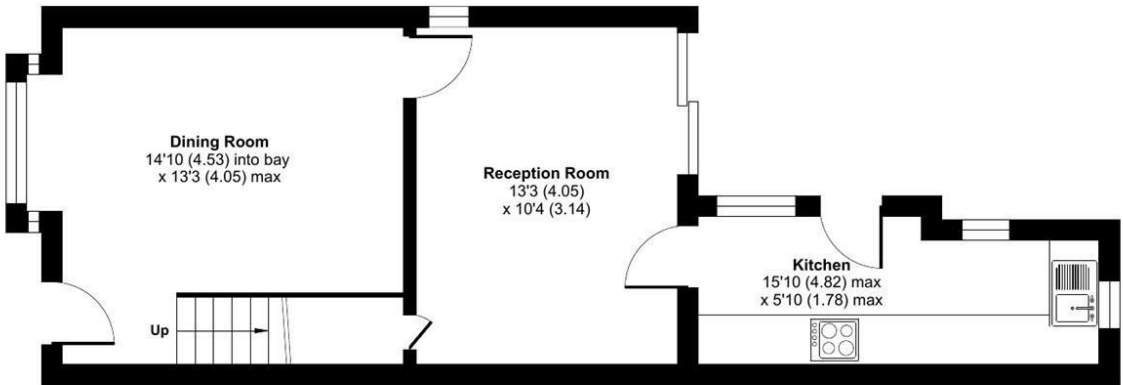
9 Heathfield Crescent, Kidderminster, DY11 6PF

Halls 1845

Approximate Area = 742 sq ft / 68.9 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Halls 1845

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: 1258749



FOR SALE

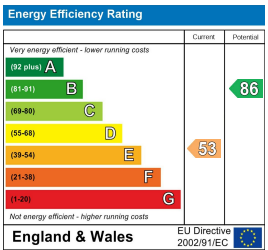
Offers in the region of £220,000

9 Heathfield Crescent, Kidderminster, DY11 6PF

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 great opportunity to purchase a deceptively spacious 2 bedroom semi detached home, well presented and conveniently located in this quiet cul de sac location. The property sits within a generous plot with off road parking to the front, a raised decked seating area to the rear and mature lawned garden. No onward Chain & an internal inspection is essential.

Halls 1845

01562 820880

Kidderminster Sales

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



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 of 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 Train Station 2 miles, Bewdley 2 miles, Stourport 3.6 Stourbridge 8 miles,
Worcester 15 miles and Birmingham 20 miles.



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- A Semi-Detached House
- Quiet & Convenient Cul-de-Sac Location
- Two Bedrooms & Bathroom
- Generous Living Room
- Separate Spacious Dining Room
- Modern Fitted Kitchen
- Attractive Private Gardens & Off Road Parking
- Viewing Highly Recommended

DIRECTIONS
From the agent’s 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 at the junction turn right on Greatfield Road and then left onto Heathfield Crescent, continuing to bear left the property can be found at the head of the cul-de-sac as indicated by the agents For Sale board.

LOCATION
Heathfield Crescent is ideally situated in a peaceful cul-de-sac on the Bewdley side of Kidderminster, offering easy access to local amenities, including primary and secondary schools within walking distance. The property is also well-served by bus routes, providing convenient connections to Kidderminster Town Centre, the Railway Station, and beyond. Bewdley is often described as the most charming small Georgian town in Worcestershire, with the picturesque River Severn flowing through it and a rolling landscape that enhances its rich townscape heritage. The town boasts a wide range of amenities, including sports and recreational facilities, both junior and senior schools, various local shops, and a doctor’s surgery, making it an ideal place for all.

INTRODUCTION
A great opportunity to purchase a deceptively spacious semi detached home, being well presented and conveniently located in this quiet cul de sac location. The property offers to the first floor two double bedrooms and a bathroom and to the ground floor a particularly well proportioned dining room to the front of the property, sitting room to the rear and a modern fitted kitchen. The property sits within a generous plot with off road parking to the front, a raised decked seating area to the rear and a mature lawned garden. The property is available with no onward chain and an internal inspection is essential.

FULL DETAILS
The property is approached at the head of the cul de sac and approached over a gravelled driveway leading to the main entrance. From the main entrance there is a particularly spacious reception room.

DINING ROOM
Situated to the front and currently used as a dining room, with a UPVC double glazed box window, turning staircase to the first floor, power points and radiator. There is a feature fire place with marble surround, hearth and mantle over. A wooden panel door gives access into the second reception room or living room.

SITTING ROOM
Situated to the rear, being well proportioned with power points, radiator, UPVC double glazed side window and UPVC double glazed sliding patio doors accessing and overlooking the raised deck and private garden. There is an attractive solid fuel burning fire place with hearth surround and mantle over and solid wooden panel door accessing the fitted kitchen to the rear.

FITTED KITCHEN
Being beautifully presented with a range of modern contemporary fitted gloss, base and eye level units with marble effect work surfaces. There is an inset stainless steel sink with single drainer, mixer tap, extensively tiled surround, space and plumbing for automatic washing machine, tumble dryer and benefitting from integral dishwasher and fridge freezer. There are a number of power points, radiator, two UPVC glazed side windows and further UPVC double glazed rear window overlooking the raised decked area and private garden.

FIRST FLOOR LANDING
With access to roof space, ceiling mounted light fitting and wooden panel doors to both bedrooms and bathroom.

MASTER BEDROOM
Situated to the front of the property, an impressive double bedroom with power points, radiator, ceiling mounted light fitting and UPVC double glazed window.

BEDROOM TWO
Situated to the rear with power points, radiator, ceiling mounted light fitting and UPVC double glazed window with an attractive outlook over the private rear garden.

BATHROOM
Being fully fitted with a white suite comprising panel bath with dual chrome hand rails, mixer tap, wall mounted shower and shower attachment. There is a low level WC, pedestal wash hand basin, inset spot lights to ceiling, radiator and an obscure UPVC double glazed side window.

OUTSIDE
To the front of the property there is a gravel driveway providing off road parking with wooden panel fencing to either side and gated side access to the private rear garden. The rear garden is a particular feature with space to the side and attractive raised timber balcony style terrace providing an attractive seating area immediately accessing both the kitchen and the living room. There is external security lighting, water supply and steps down from the timber decked seating area to a mature, generous lawn bordered either side via wooden panel fencing creating a safe and enclosed environment with a good degree of privacy and with a useful timber garden shed to the rear.

The property benefits from a generous plot with plenty of space to both the side and rear offering the opportunity to develop/extend the existing home subject to the necessary planning consent.

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.