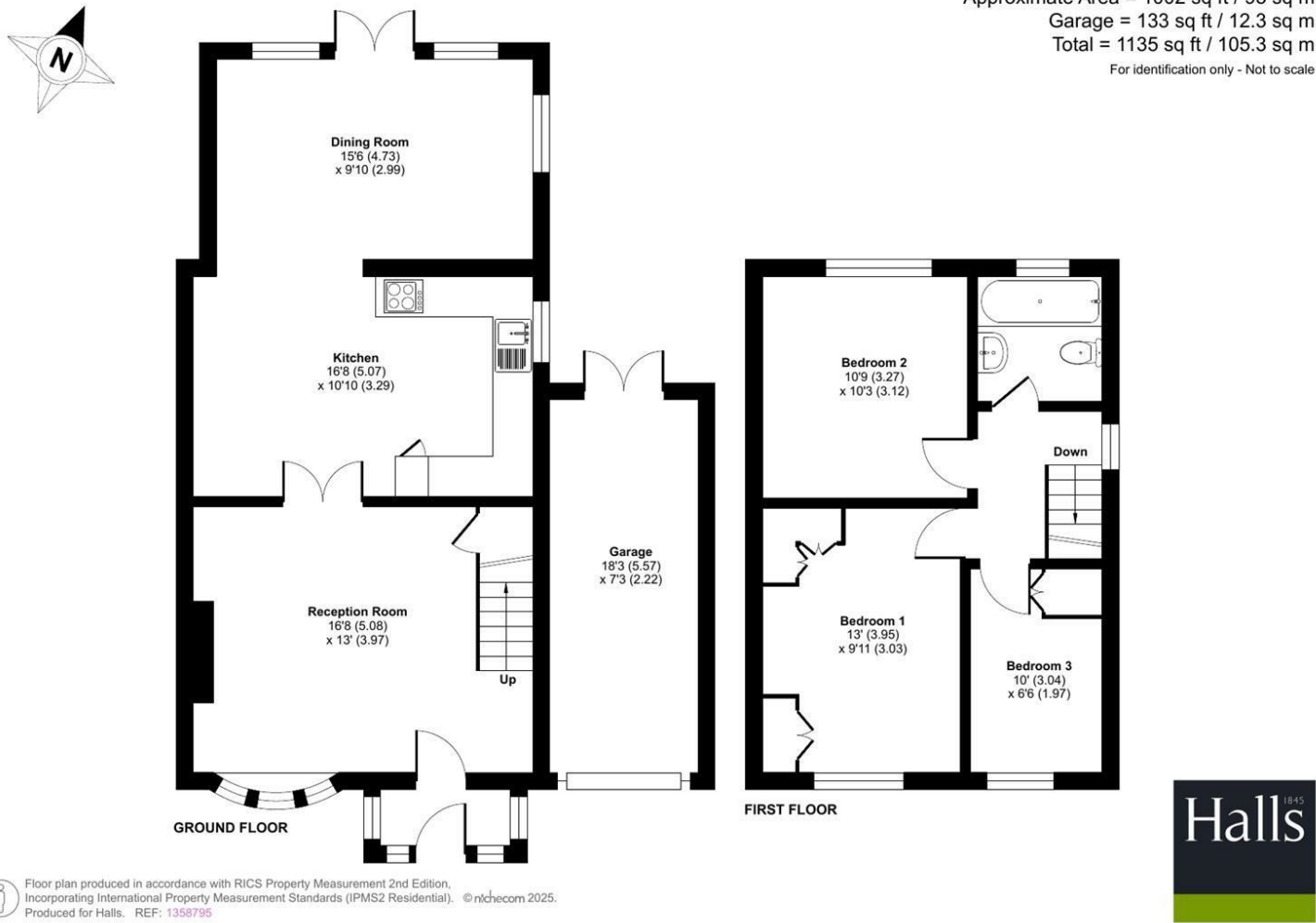


FOR SALE

39 Aster Avenue, Kidderminster, DY11 5DU



FOR SALE

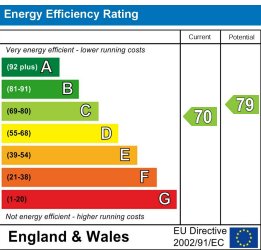
Offers in the region of £280,000

39 Aster Avenue, Kidderminster, DY11 5DU

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-presented three-bedroom semi-detached home offering two reception rooms, family bathroom, and private garden, set in a popular residential location within Kidderminster. The property provides excellent potential for families or first-time buyers, with good access to local amenities, schools, and transport links.



01562 820880

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



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2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Well-presented 3 bedroom semi-detached home**
- **Two versatile reception rooms**
- **Family bathroom with scope to update**
- **Driveway parking and private garden**
- **Popular and established residential location**
- **Easy access to Kidderminster town, schools & transport links**

DESCRIPTION

39 Aster Avenue is a well-presented three-bedroom semi-detached home, pleasantly situated within a popular and established residential area of Kidderminster. The accommodation offers excellent space for family living with two reception rooms, fitted kitchen, three bedrooms and a family bathroom.

The ground floor includes a welcoming entrance hall, a bright sitting room with feature fireplace, and a separate dining room providing flexibility for entertaining or family use. The kitchen is fitted with a range of units and has direct access to the rear garden.

On the first floor there are three well-proportioned bedrooms, together with a family bathroom.

Externally, the property benefits from driveway parking and enclosed gardens, making it an ideal purchase for families, first-time buyers or those seeking a home with scope to further enhance.

OUTSIDE

The property is approached over a driveway providing off-road parking. The front garden is laid to lawn with planted borders. To the rear is a private, enclosed garden with lawn, mature shrubs and a paved patio area ideal for outdoor dining and entertaining.

SITUATION

Aster Avenue is an established and sought-after residential area within Kidderminster. The property enjoys excellent access to local amenities including shops, supermarkets, pubs, and leisure facilities. Kidderminster town centre is within easy reach, together with good road and rail connections to Worcester, Birmingham and further afield.

TENURE

We are informed the property is freehold and will be sold with vacant possession upon completion.

LOCAL AUTHORITY

Wyre Forest District Council.

PROPERTY

Entrance Hall
A welcoming reception space with staircase rising to the first floor and doors leading to the main living areas.

Sitting Room
A bright and comfortable main reception room, centred around a feature fireplace, with a wide window overlooking the front garden, creating a light and airy atmosphere.

Dining Room
A versatile second reception room positioned to the rear of the property. Ideal as a formal dining area, family snug or home office, with views and access towards the garden.

Kitchen
Fitted with a range of units and work surfaces providing ample storage and preparation space. The kitchen benefits from direct access to the rear garden, making it practical for family life and entertaining.

Bedroom One
A well-proportioned double bedroom positioned at the front of the property, with plenty of space for free-standing furniture.

Bedroom Two
A further generous double bedroom overlooking the rear garden, ideal as a guest room or child's bedroom.

Bedroom Three
A single bedroom or potential study, well-suited for flexible family use.

Family Bathroom
Comprising a three-piece suite, serving all bedrooms on the first floor.

COUNCIL TAX
Band C

VIEWINGS

Strictly through the selling agents:
Halls, 137 Franche Road, Kidderminster, Worcestershire, DY11 5AP.
Tel: 01562 820880.

W3W

DIRECTIONS

From the Halls office in Kidderminster, proceed along Franche Road towards the town centre before turning right onto Walnut Road. Continue along this road and follow the signs towards Aster Avenue. Turn left into Aster Avenue and continue until reaching number 39, which will be found on the right-hand side.

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.