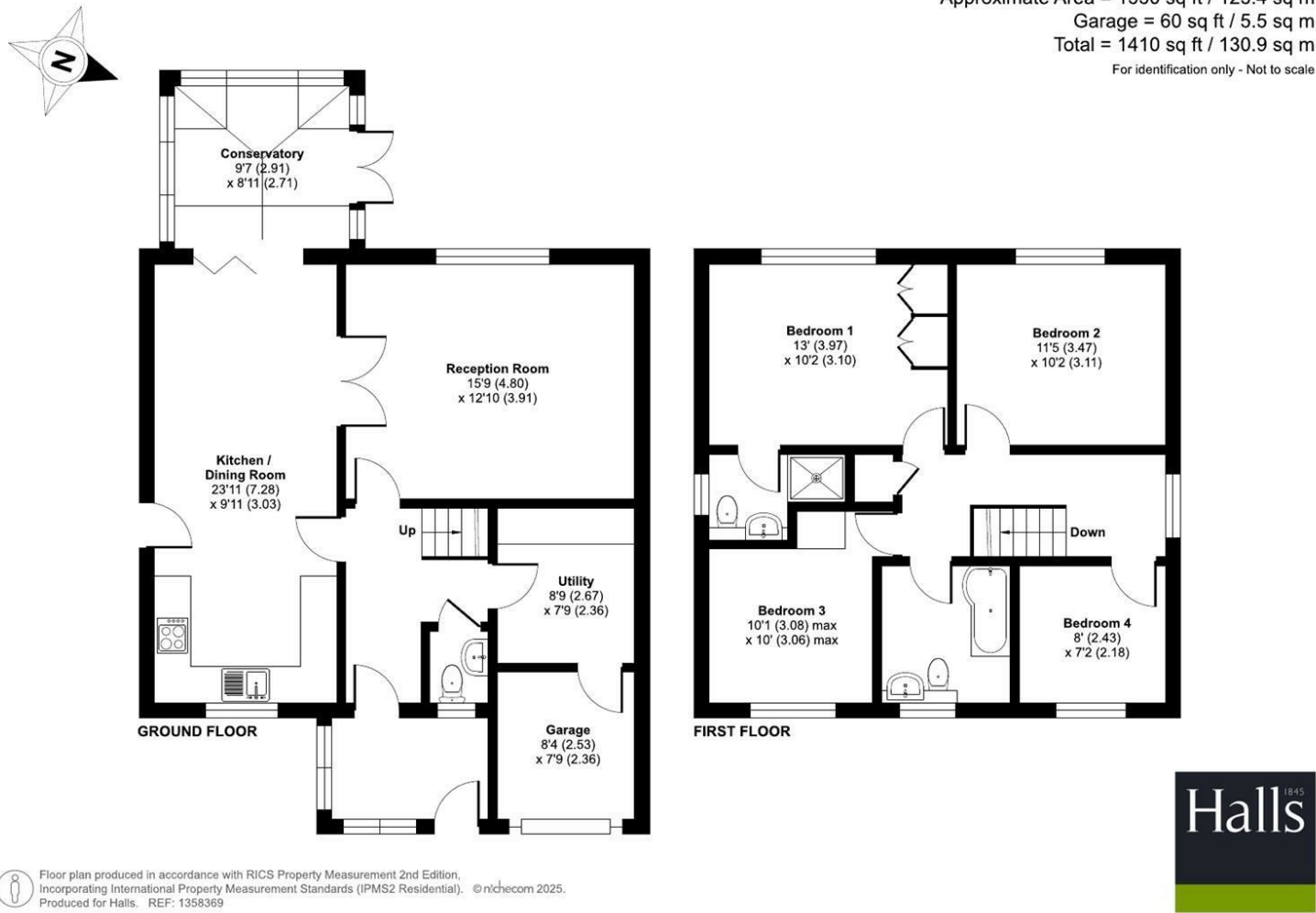


FOR SALE

7 Rhuddlan Way, Kidderminster, DY10 1YH



FOR SALE

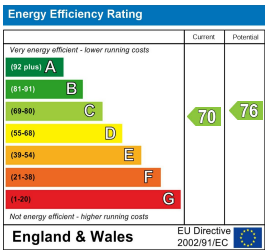
Offers in the region of £450,000

7 Rhuddlan Way, Kidderminster, DY10 1YH

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 modern and well-presented four-bedroom detached family home, enjoying a desirable location in Kidderminster. The property offers two spacious reception rooms, a fitted kitchen, two bath/shower rooms, and versatile living accommodation ideal for families. Outside, there is a driveway, garage, and enclosed gardens providing excellent private outdoor space.



01562 820880

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



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2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- **Modern four-bedroom detached family home**
- **Two spacious reception rooms and fitted kitchen**
- **Two bath/shower rooms, including ensuite facilities**
- **Driveway and garage providing ample parking**
- **Enclosed private gardens**
- **Sought-after Kidderminster location with good amenities nearby**

DESCRIPTION

Rhuddlan Way is a well-presented and versatile detached family home, set within a popular residential area of Kidderminster. The property has been thoughtfully maintained, offering a practical layout and bright, welcoming interiors that suit modern day-to-day living.

The accommodation includes a generous entrance hall leading to two reception rooms, providing flexibility for family living and entertaining. The fitted kitchen is well-appointed with ample storage and workspace, while the property also benefits from two bath/shower rooms, ensuring comfort and convenience across both floors. There are four good-sized bedrooms, including a principal bedroom with ensuite facilities.

OUTSIDE

Externally, the property enjoys an enclosed garden, ideal for children, pets, and outdoor dining. A driveway and integral garage provide excellent off-road parking and storage. Situated in a sought-after Kidderminster location, the home is well placed for local schools, shops, transport links, and amenities, making it an ideal choice for families looking to settle in the area.

SITUATION

Rhuddlan Way is located in a popular and well-established residential area of Kidderminster, close to a wide range of local amenities. The town offers an excellent selection of shops, supermarkets, leisure facilities, and medical services, together with good bus and rail links providing direct access to Worcester, Birmingham, and beyond. The property is also well positioned for countryside walks and recreational facilities nearby.

SCHOOLING

Kidderminster benefits from a wide choice of schooling at both primary and secondary levels. Popular local schools include St Catherine's C of E Primary, Wolverley Sebright Primary Academy, Baxter College, and King Charles I Secondary School. A selection of independent schools are also within easy reach, including Winterfold House and RGS Worcester.

TENURE

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

PROPERTY

Entrance Hall
A welcoming entrance hall providing access to the principal reception rooms and stairs rising to the first floor.

Sitting Room
A generous and bright main reception room, ideal for everyday family living. A large window allows plenty of natural light, with ample space for furnishings.

Dining Room / Second Reception
A versatile second reception, currently used as a dining room, equally suitable as a snug, playroom, or home office depending on family requirements.

Kitchen
Well-appointed with a range of fitted wall and base units offering ample storage and workspace. Integrated appliances and space for additional white goods complete the practical layout.

Principal Bedroom
A spacious double bedroom with the benefit of ensuite facilities, providing convenience and privacy.

Bedroom Two
A further double bedroom, well-proportioned and light, suitable for children, guests, or as a home office.

Bedroom Three
Another comfortable double bedroom with space for wardrobes and additional furniture.

Bedroom Four
A good-sized single bedroom, also adaptable as a study or nursery.

Family Bathroom
Fitted with bath/shower facilities, wash hand basin and WC, serving the additional bedrooms.

LOCAL AUTHORITY
Wyre Forest District Council.

COUNCIL TAX
Band: D

W3W
///voice.friday.unable

VIEWINGS
Strictly by prior appointment with Halls Kidderminster Office:
Tel: 01562 820880

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.

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