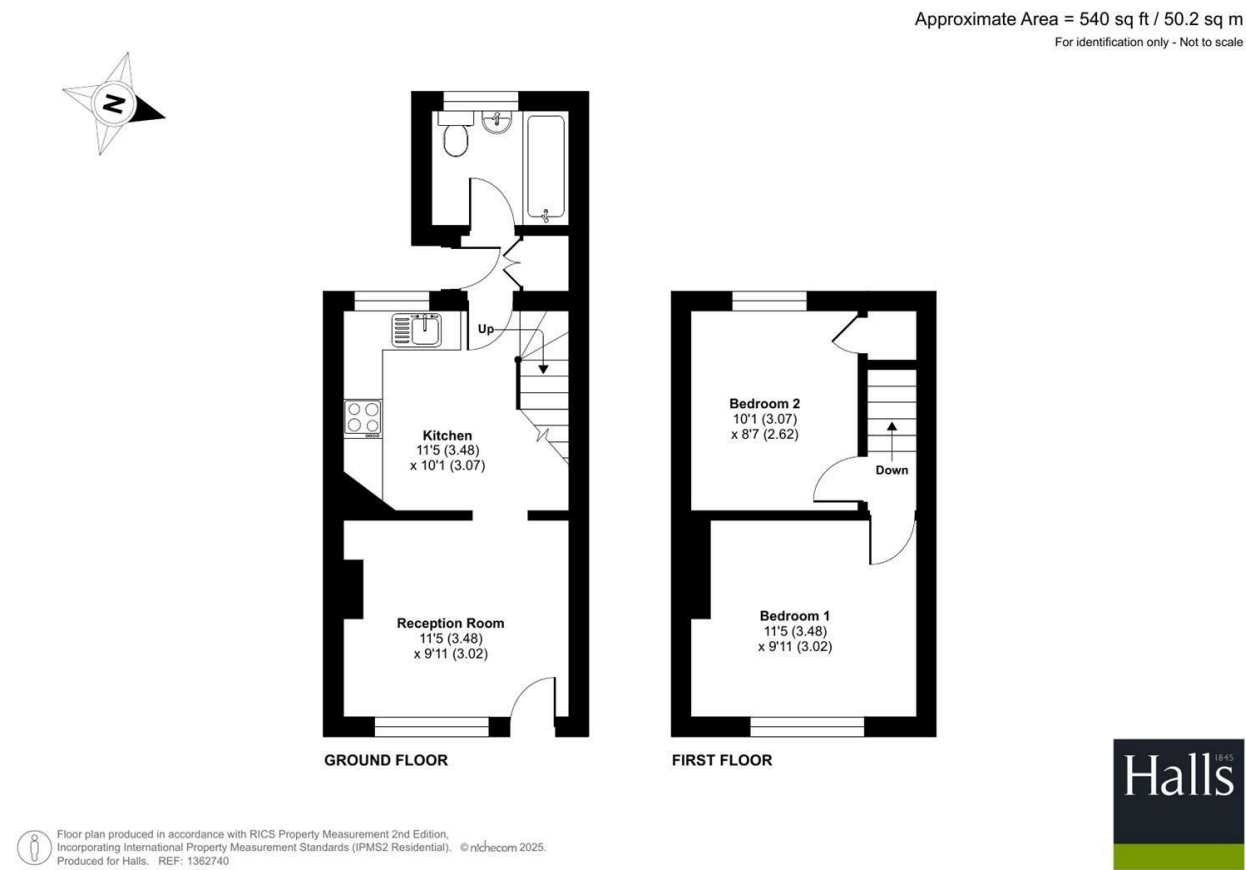


FOR SALE

63 Franche Road, Kidderminster, DY11 5AL

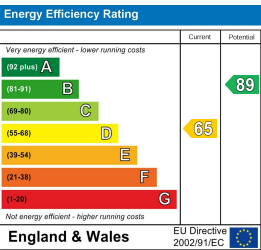


63 Franche Road, Kidderminster, DY11 5AL

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



Franchise Road is a well-presented and conveniently located two-bedroom home, situated within easy reach of Kidderminster town centre and its amenities. The property offers spacious and versatile accommodation, including a generous reception room, fitted kitchen, and modern bathroom. Externally, there is an enclosed rear garden and on-street parking available nearby.



01562 820880

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



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Well-presented two-bedroom home in a popular and convenient location
- Spacious reception room with feature fireplace
- Fitted kitchen with access to the rear garden
- Two good-sized bedrooms and modern family bathroom
- Enclosed rear garden with patio and lawn
- Ideal for first-time buyers or investors, within easy reach of Kidderminster town centre

DESCRIPTION

The property provides bright and comfortable living accommodation arranged over two floors. The ground floor includes a welcoming entrance hall leading through to a spacious reception room with a feature fireplace and space for both living and dining areas. The fitted kitchen is positioned to the rear and offers a range of wall and base units with complementary work surfaces and access out to the garden.

On the first floor there are two good-sized bedrooms. A well-appointed family bathroom fitted with a white suite comprising bath with shower over, wash hand basin, and WC on the ground floor.

The property benefits from double glazing and gas-fired central heating throughout.

OUTSIDE

To the rear is an enclosed garden laid mainly to lawn with a patio area providing an ideal space for outdoor dining and entertaining. There is also a useful garden shed and gated rear access. On-street parking is available to the front of the property.

SITUATION

The property enjoys a convenient location on Franche Road, within walking distance of a range of local shops, cafés, and public houses. Kidderminster town centre is just a short distance away, providing a comprehensive range of amenities including supermarkets, restaurants, leisure facilities, and a mainline railway station offering regular services to Worcester, Birmingham, and beyond.

For those who enjoy the outdoors, the surrounding Worcestershire countryside offers numerous walking and cycling routes, with the nearby Severn Valley Railway and Wyre Forest providing popular local attractions.

SERVICES

Mains electricity, gas, water, and drainage are understood to be connected.
Gas-fired central heating.

TENURE

We understand the property to be Freehold, with vacant possession available upon completion.

LOCAL AUTHORTIY

Wyre Forest District Council
Tel: 01562 732928

PROPERTY

Entrance

Living room

A bright and spacious reception room featuring a central fireplace with decorative surround, ample space for both living and dining furniture, radiator, and window to the front aspect allowing good natural light. A versatile family space ideal for everyday living and entertaining.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces, inset stainless steel sink with mixer tap, space and plumbing for appliances, and tiled splashbacks. Rear window overlooking the garden and door providing direct access to the patio and lawned area.

Bathroom

Appointed with a modern white suite comprising panelled bath with shower over, wash hand basin, and WC. Part-tiled walls, radiator, and rear-facing window.

First Floor

Landing

With doors leading to both bedrooms and the family bathroom. Loft access hatch.

Bedroom One

A generous double bedroom with window to the front aspect, radiator, and ample space for wardrobes and storage.

Bedroom Two

A good-sized second bedroom overlooking the rear garden, ideal as a guest room, child's room, or study. Radiator and rear aspect window.

COUNCIL TAX

Council Tax Band B.

DIRECTIONS

From Halls' Kidderminster office on Franche Road (A451), continue north towards Franche. The property, number 63, will be found on the left-hand side identified by a Halls 'For Sale' board.

VIEWINGS

Halls, 137 Franche Road, Kidderminster, DY11 5AP
Tel: 01562 820880 Email: kidderminster@halls.gb.com

W3W

///parks.brands.funds

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.