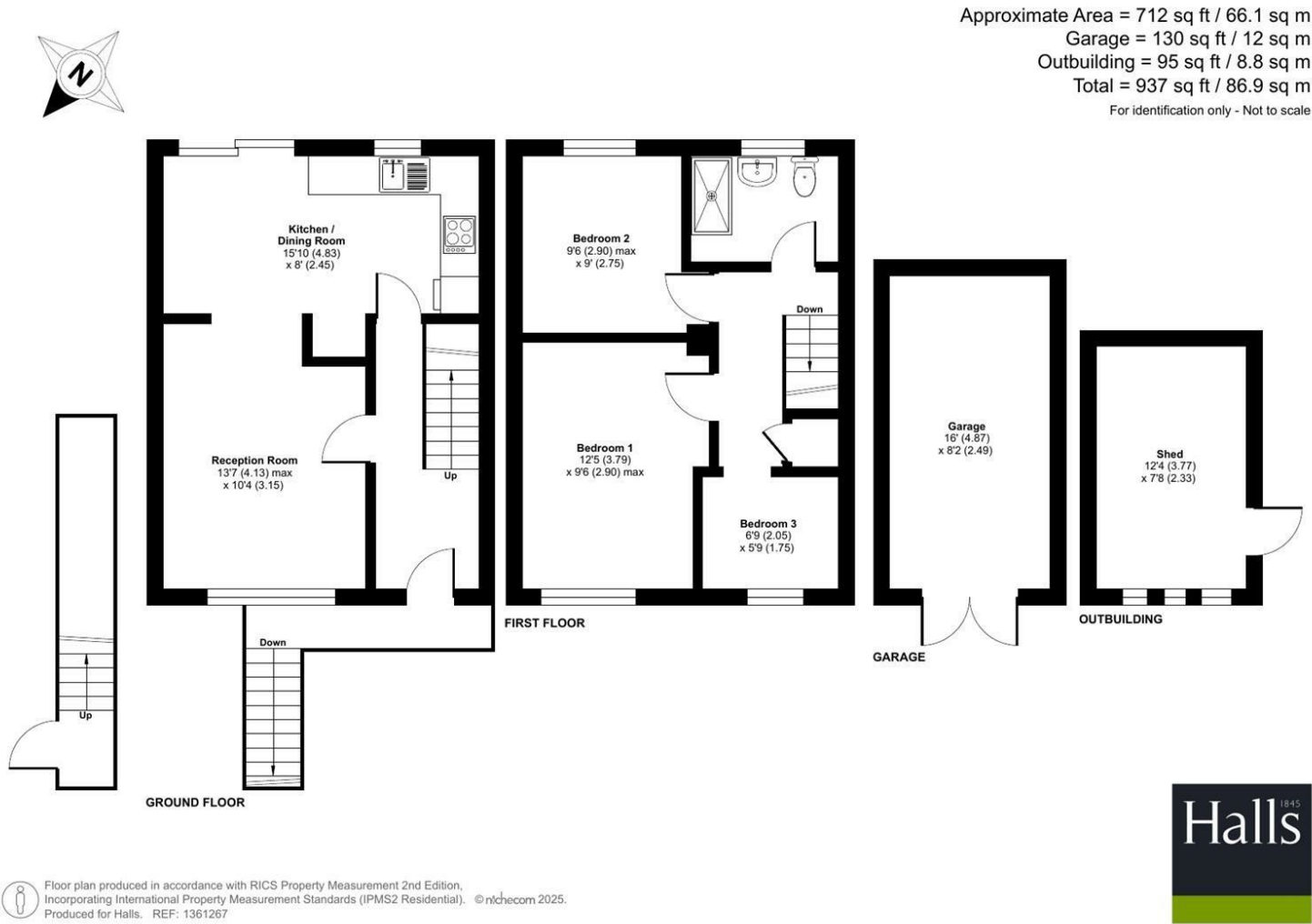


FOR SALE

404 Stourbridge Road, Kidderminster, DY10 2PP



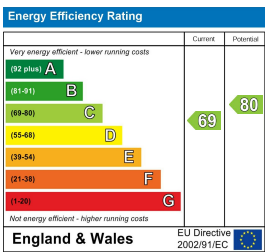
FOR SALE

Offers in the region of £178,000

404 Stourbridge Road, Kidderminster, DY10 2PP

**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 townhouse offering flexible living over three floors, modern kitchen/diner, low-maintenance garden with outbuilding, driveway parking and garage, conveniently located for schools and Kidderminster town centre.



01562 820880

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



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Three-bedroom townhouse arranged over three floors**
- **Modern kitchen/diner with doors opening to the rear garden**
- **Low-maintenance tiered garden with timber outbuilding**
- **Driveway parking and integral single garage**

DESCRIPTION

404 Stourbridge Road is a well-presented three-bedroom townhouse offering flexible accommodation over three floors. The property features a bright sitting room and a spacious kitchen / dining room fitted with modern units and patio doors opening to the rear garden.

Upstairs are two double bedrooms and a contemporary shower room, with a further double bedroom and study area on the top floor.

Outside, the enclosed rear garden is arranged over two levels with paved seating, artificial lawn and a timber outbuilding ideal as a hobby room or home office. To the front is driveway parking and an integral single garage.

The property offers an excellent opportunity for first-time buyers or investors, conveniently located for schools, shops and Kidderminster town centre.

SITUATION

The property occupies a convenient position along Stourbridge Road, within walking distance of local shops and amenities, and a short drive from the town centre. Kidderminster offers a comprehensive range of facilities including supermarkets, leisure centres, restaurants and both primary and secondary schooling. The railway station provides regular services to Worcester, Birmingham and London. Good road connections link to the M5 and M42 motorway networks.

WHAT3WORDS

///cube.taxi.unions

SCHOOLING

DIRECTIONS

From Kidderminster town centre, proceed south on the A451 (Stourbridge Road). Continue for approximately half a mile where the property will be found on the left-hand side, identified by the agent's for-sale board.

THE PROPERTY

The accommodation extends to approximately 937 sq ft (86.9 sq m) in total, including garage and outbuilding, and is arranged as follows.

Ground Floor

A welcoming entrance hallway gives access to the principal living accommodation. The sitting room enjoys a front aspect window allowing ample natural light and provides a comfortable family space. To the rear lies a generous kitchen / dining room fitted with a range of wall and base units, contrasting work surfaces and integrated oven and hob with space for additional appliances. Patio doors open directly onto the rear terrace, creating an easy flow between inside and outside living areas.

First Floor

Stairs rise to a landing giving access to three bedrooms. Bedroom 1 is a spacious double room overlooking the front. Bedroom 2 is another good-sized double, and Bedroom 3 offers flexibility as a single bedroom, nursery or home office. The family shower room is fitted with a modern white suite comprising walk-in shower enclosure, wash hand basin set within a vanity unit, and WC.

OUTSIDE

To the front of the property is a driveway providing off-road parking and access to the integral garage (16' x 8'2" / 4.87 m x 2.49 m).

The rear garden is neatly presented and designed for low maintenance, arranged over two levels with paved seating areas and artificial lawn. Steps lead to an upper terrace with a timber garden cabin/outbuilding (12'4" x 7'8" / 3.77 m x 2.33 m) providing a useful hobby room, home gym or storage space.

SERVICES

Mains water, drainage, gas and electricity are connected. Gas-fired central heating. Council Tax Band B (Wyre Forest District Council).

TENURE

The property is offered for sale Freehold with vacant possession upon completion.

LOCAL AUTHORITY

The property is being shown as being within council tax band D on the local authority register Wyre Forest District Council

COUNCIL TAX

Band B (Wyre Forest District Council)

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

Strictly by prior appointment through the selling agents.