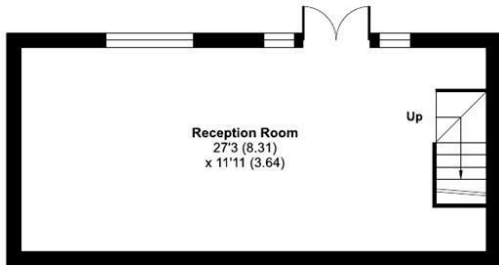
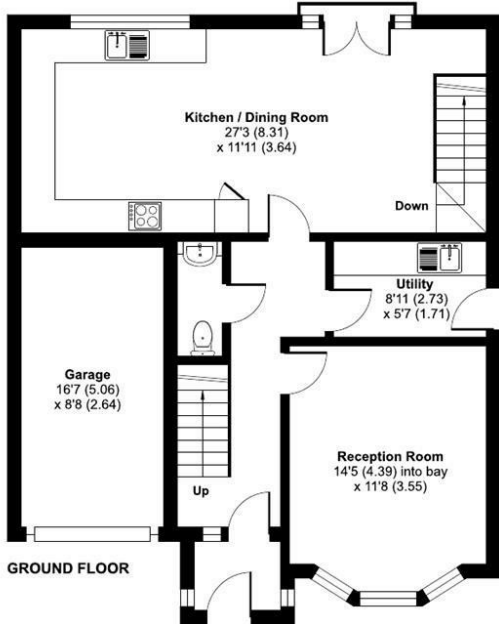


FOR SALE

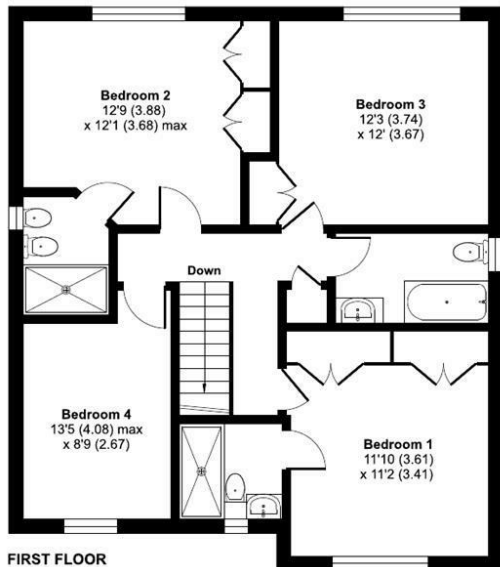
4 Imperial Gardens, Kidderminster, DY10 2BB



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1844 sq ft / 171.3 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1981 sq ft / 184 sq m
For identification only - Not to scale



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: 1371554



FOR SALE

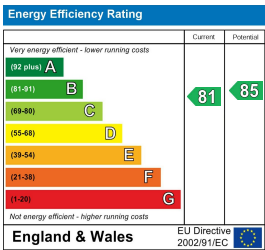
Offers in the region of £575,000

4 Imperial Gardens, Kidderminster, DY10 2BB

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



01562 820880

Kidderminster Sales

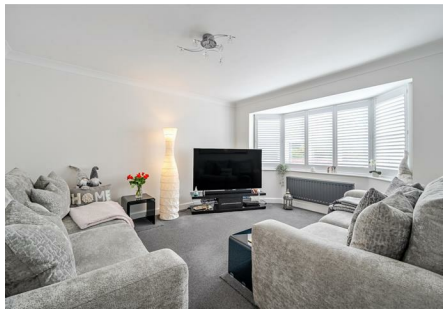
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@hallsgb.com



onTheMarket.com



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2 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- Immaculately presented four-bedroom detached family home
- Elegant and versatile living accommodation throughout
- Spacious open-plan kitchen/dining room with modern finish
- Two en suite bedrooms plus stylish family bathroom
- Additional family/reception room with access to rear garden
- Off-road parking and Garage
- Beautifully landscaped three-tiered garden with pond and mature planting

DESCRIPTION

Halls are delighted to offer for sale this immaculately presented and superbly appointed four-bedroom detached family home, located within the prestigious Imperial Gardens development on the outskirts of Kidderminster.

This elegant home provides spacious, versatile accommodation ideal for modern family living. Beautifully maintained throughout, it combines contemporary styling with quality finishes, complemented by a stunning landscaped three-tiered rear garden.

SITUATION

Imperial Gardens is a highly regarded modern development situated in a sought-after area of Kidderminster, offering convenient access to the town's wide range of amenities, shops and restaurants. Excellent schooling options, leisure facilities and transport links are all within easy reach, including the mainline railway station providing direct connections to Birmingham, Worcester and London. The nearby Wyre Forest and Severn Valley offer scenic countryside walks and outdoor pursuits.

W3W

///sudden.composers.lift

SCHOOLING

The area benefits from a choice of well-respected educational establishments including St Catherine's CE Primary School, Holy Trinity School, and King Charles I School. Independent options nearby include Heathfield Knoll School and RGS Worcester.

DIRECTIONS

From the Halls Kidderminster Office on Franche Road, proceed towards the town centre and join the ring road following signs for Worcester Road (A449). Continue along Worcester Road and turn right into Imperial Avenue, then right again into Imperial Gardens, where the property will be found on the left-hand side.

THE PROPERTY

A welcoming entrance hall leads to a superb open-plan kitchen/dining room, fitted to a modern specification with ample space for family dining and entertaining. The patio doors in the kitchen benefit from integrated window blinds. A utility area has space and plumbing for an automatic washing machine and tumble dryer with the rear door also having the benefit of an integrated window blind.

A separate front reception room with a bay window provides a comfortable and versatile living space, while a guest cloakroom/WC completes the ground floor.

The lower ground floor offers a spacious additional reception/family room opens directly onto the rear garden – perfect for relaxation or as a home office, playroom or cinema room. The patio doors and windows also benefit from integrated window blinds.

The master bedroom features built-in wardrobes and a stylish en suite shower room with a double shower enclosure and modern tiled flooring. A second double bedroom also benefits from built-in storage and an additional en suite shower room.

The third double bedroom also has the advantage of built in wardrobes, with a well proportioned fourth bedroom with space for an office nook.

A large Megaflo system is housed in the airing cupboard, ensuring efficient hot-water supply throughout the home.

A welcoming entrance hall leads to a superb open-plan kitchen/dining room, fitted to a modern specification with ample space for family dining and entertaining. A separate front reception room with a bay window provides a comfortable and versatile living space, while a guest cloakroom/WC completes the ground floor.

The lower ground floor offers a spacious additional reception/family room opens directly onto the rear garden – perfect for relaxation or as a home office, playroom or cinema room.

The master bedroom features built-in wardrobes and a stylish en suite shower room with a double shower enclosure and modern tiled flooring. A second double bedroom also benefits from built-in storage and an additional en suite shower room.

Two further double bedrooms provide flexible accommodation; one includes built-in wardrobes and a useful office nook. A well-appointed family bathroom with a hand-held shower over bath completes the layout.

A large Megaflo system is housed in the airing cupboard, ensuring efficient hot-water supply throughout the home.

OUTSIDE

The rear garden is an impressive feature of the property, having been landscaped into three distinct tiers. It includes a mix of lawn, rockery and flower beds with mature trees and a pond.

Multiple power points and water butts have been thoughtfully installed throughout the garden for ease of maintenance. Shed storage is positioned at the lower level.

The design represents many years of care and investment by the owner, creating a truly unique outdoor space ideal for entertaining and relaxation.

To the front, the property offers off road parking.

SERVICES

We understand that the property benefits from mains water, electricity, gas and drainage. None of the services, appliances or electrical systems have been tested by Halls.

TENURE

Freehold

LOCAL AUTHORITY

Wyre Forest District Council
Tel: 01562 732928

COUNCIL TAX

Council Tax Band F

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 Halls Kidderminster office:
Tel: 01562 820880 | E: kidderminster@halls.gb.com