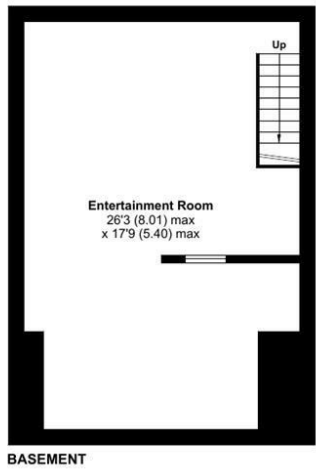
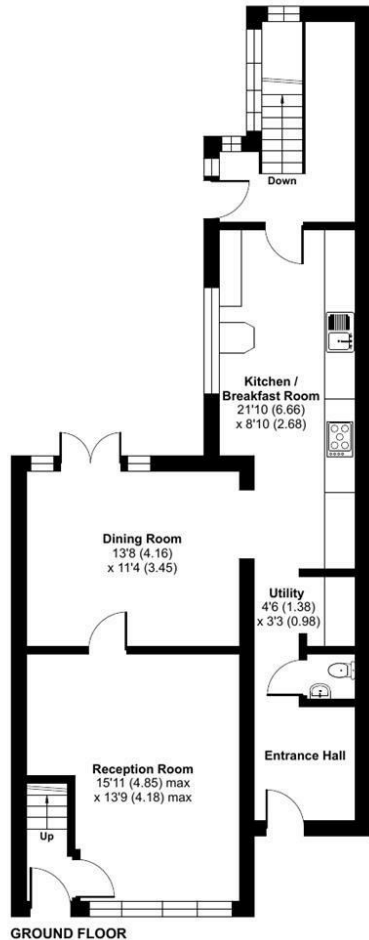


FOR SALE

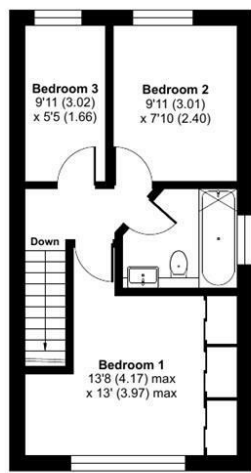
13 Chichester Avenue, Kidderminster, DY11 5JA



BASEMENT



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1603 sq ft / 148.9 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: 1374802



FOR SALE

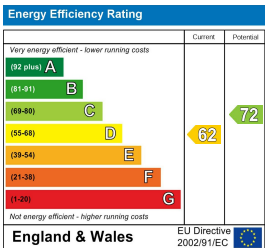
Offers In Excess Of £300,000

13 Chichester Avenue, Kidderminster, DY11 5JA

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.




2 Reception
Room/s


3 Bedroom/s


1 Bath/Shower
Room/s



- Well-presented three-bedroom semi-detached family home
- Spacious sitting room with excellent natural light
- Modern kitchen/breakfast room
- Dining room with patio doors to garden
- Separate utility area and downstairs WC
- Stylish family bathroom
- Attractive rear garden with low maintenance astro turf lawn
- Popular residential area close to schools and amenities

DESCRIPTION
Halls are delighted with instructions to offer Chichester Avenue for sale by Private Treaty.

A superbly presented three-bedroom semi-detached family home, attractively positioned within a popular and well-established residential area of Kidderminster. The property has been thoughtfully maintained and improved, offering bright and well-proportioned accommodation ideal for modern family living.

SITUATION
Chichester Avenue is a sought-after residential address, conveniently located for access to a range of local amenities, schools, and transport links. Kidderminster town centre is just a short distance away, offering a wide selection of shops, restaurants, and leisure facilities.

The property is also well placed for commuters, with Kidderminster Railway Station providing regular services to Birmingham, Worcester, and beyond.

The surrounding area offers easy access to the Wyre Forest and Severn Valley, ideal for countryside walks and outdoor pursuits.

W3W
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SCHOOLING
The area is served by highly regarded schools including Franche Community Primary School, St Catherine's CE Primary School, and Baxter College. For independent options, Heathfield Knoll School in Wolverley provides education from nursery through to sixth form

DIRECTIONS
From the Halls Kidderminster Office on Franche Road, head north and turn right onto Offmore Road. Continue along Offmore Road before turning left onto Chichester Avenue, where the property will be found on the right-hand side, identified by the Halls for sale board.

THE PROPERTY
The property offers spacious and versatile accommodation arranged over three floors, including a welcoming entrance hall, bright sitting room, modern fitted kitchen/breakfast room, separate dining room and useful utility with downstairs WC and an entertainment room in the basement.

The ground floor comprises a welcoming entrance hall leading to a spacious sitting room with a bay window allowing excellent natural light. The modern fitted kitchen/breakfast room provides the perfect family space, offering a comprehensive range of wall and base units, integrated appliances.

A separate dining room has patio doors open directly onto the rear garden.

A separate utility area and downstairs cloakroom/WC provide additional practicality and convenience.

The basement has been converted into an Entertainment room with sleeping area.

To the first floor are three well-proportioned bedrooms, including a master bedroom with fitted storage, together with a stylish family bathroom fitted with a white suite and shower over bath.

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

OUTSIDE
Outside, the property benefits from ample driveway parking.

The rear garden is neatly designed with an astro turf lawn area providing low-maintenance greenery and a decked seating area.

Together, these features create a superb setting for family enjoyment throughout the year. Conveniently located close to local schools, amenities, and transport links, this superb home combines modern comfort with a desirable setting.

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

LOCAL AUTHORITY
Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF

COUNCIL TAX
Council tax Band C

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
By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP