



27 FRANCHE COURT DRIVE
KIDDERMINSTER DY11 5RL





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Dudley 15 miles | Worcester 16 miles | Wolverhampton 17 miles | Birmingham 28 miles

All distance approximate

A BESPOKE FIVE-BEDROOM ARCHITECT-DESIGNED FAMILY HOME SET
WITHIN GENEROUS GARDENS OVERLOOKING OPEN COUNTRYSIDE

Architect-Designed Bespoke Home
Over 1,800 sq ft
Beautifully Appointed
Generous Gardens Overlooking Open Countryside



Kidderminster Office

Gavel House, 137 Franche Road,
Kidderminster DY11 5AP

T: 01562 820880

E: kidderminster@halls.gb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

27 Franche Court is a bespoke five-bedroom architect-designed home which provides over 1,800 sq ft of stylishly appointed living accommodation elegantly arranged across two versatile floors; with a range of generously proportioned reception and bedrooms ideally suited to family living.

The property is positioned within wonderful gardens which enjoy a picturesque backdrop of open countryside that descends majestically to the north with panoramic views of the noted local landscape, whilst at present comprising expanses of lawn complemented by seating areas and ample driveway parking.

SITUATION

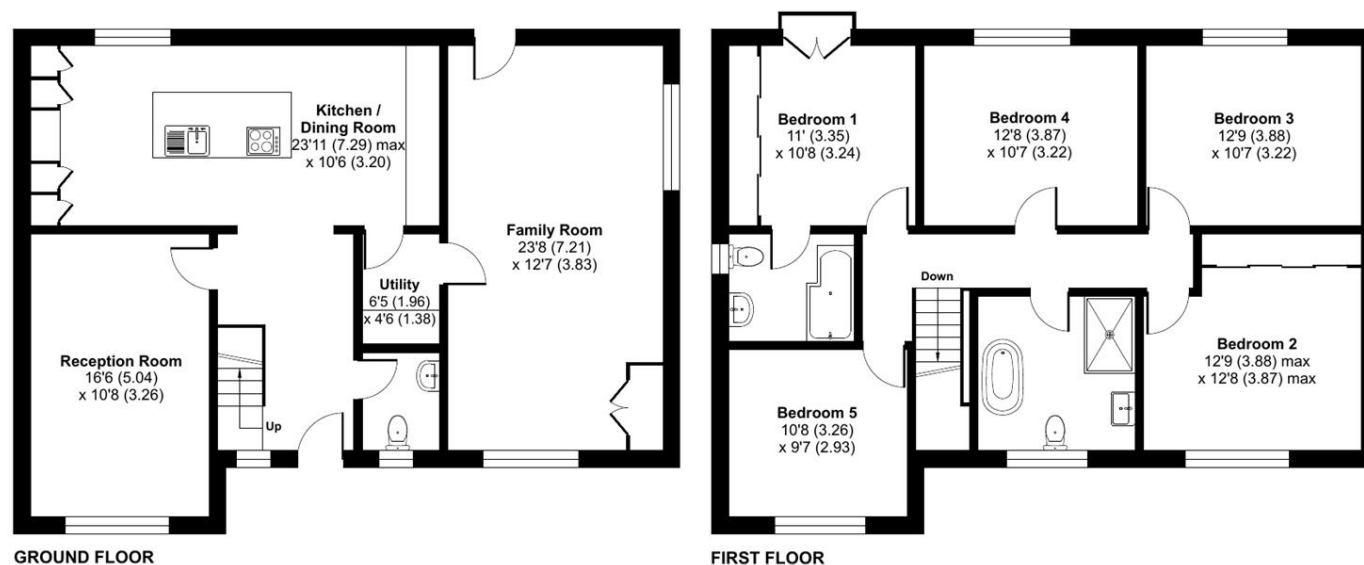
The property occupies a particularly prestigious position and perches in an elevated setting above open countryside on the perimeter of the thriving market town of Kidderminster, with bucolic views to the north and the town's myriad amenities located within easy reach to the south, which include a vibrant range of educational recreational, and shopping establishments, with excellent transport links provided by the town's train station and the nearby M5. The property is well situated for access to the nearby cities of Birmingham, Wolverhampton, and Worcester, which all lie within a reasonable commuting distance.

PROPERTY

The property provides principal access from the south into an impressive Entrance Hall where stairs rise to the first floor and a door leads immediately to the left into a versatile Dining Room, ideally suited to more formal occasions for use as a Family Room, with an open space fed by light from a window overlooking the front elevation. The Entrance Hall culminates at a wonderfully open-plan Kitchen/Dining Room which serves as the heart of the home and provides a delightful space for entertaining or more intimate family moment alike, with a modern fitted kitchen complemented by a central island.

Approximate Area = 1830 sq ft / 170 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). © nchecom 2025. Produced for Halls. REF: 1375740



Accessed off the Kitchen is a useful Utility Room with planned space for white goods, which segues into a substantial Living Room that runs the entire length of the property and enjoys dual-aspect windows, alongside a door which exits directly onto the gardens. The ground floor accommodation is completed by a Cloakroom ideally situated by the front door.

Stairs rise from the Entrance Hall to a first floor landing where doors provide access into five well-proportioned Bedrooms, with the Master benefitting from an adjoining En-Suite Bathroom featuring a modern white suite. The remaining Bedrooms are served by a well appointed Family Bathroom comprising a fitted white suite, with Bedroom one, three, and four enjoying especially fine elevated views across the undulating landscape beyond.



OUTSIDE

The property is accessed over a predominately gravelled driveway which provides ample space for a number of vehicles, this flanked to one side by a partially lawned area ideal for caravan or machinery storage.

The gardens are a particularly notable feature of the property and enjoy panoramic views across unspoilt open countryside, whilst at present comprising expanses of lawn interspersed with mature trees, established hedging, and an array of well-stocked floral beds. The rear of the property opens onto a delightful seating area which capitalises on the views beyond and represents an ideal space for outdoor dining and entertaining.



SCHOOLING

The property lies within a convenient proximity to a number of well regarded state and private schools, including St.Catherine's C of E Primary, Franche Primary School, Wolverley Sebright Primary, Baxter College, Wye Forest School, Heathfield Knoll School, Nurture Learning, and Wribbenhall School.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, gas, and electric. Drainage is provided to a private system

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax Band – F

DIRECTIONS

From our Kidderminster office, proceed north on Franche Road until reaching a roundabout, here take the third exit onto Wolverley Road, turning left shortly after onto Lowe Lane. Continue on Lowe Lane for around 0.1 miles where a right hand turn leads on to Franche Court Drive, where, at the culmination of the road, the property will be positioned on the left and identified by a Halls "For Sale" board.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or these

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.

For identification purposes only

