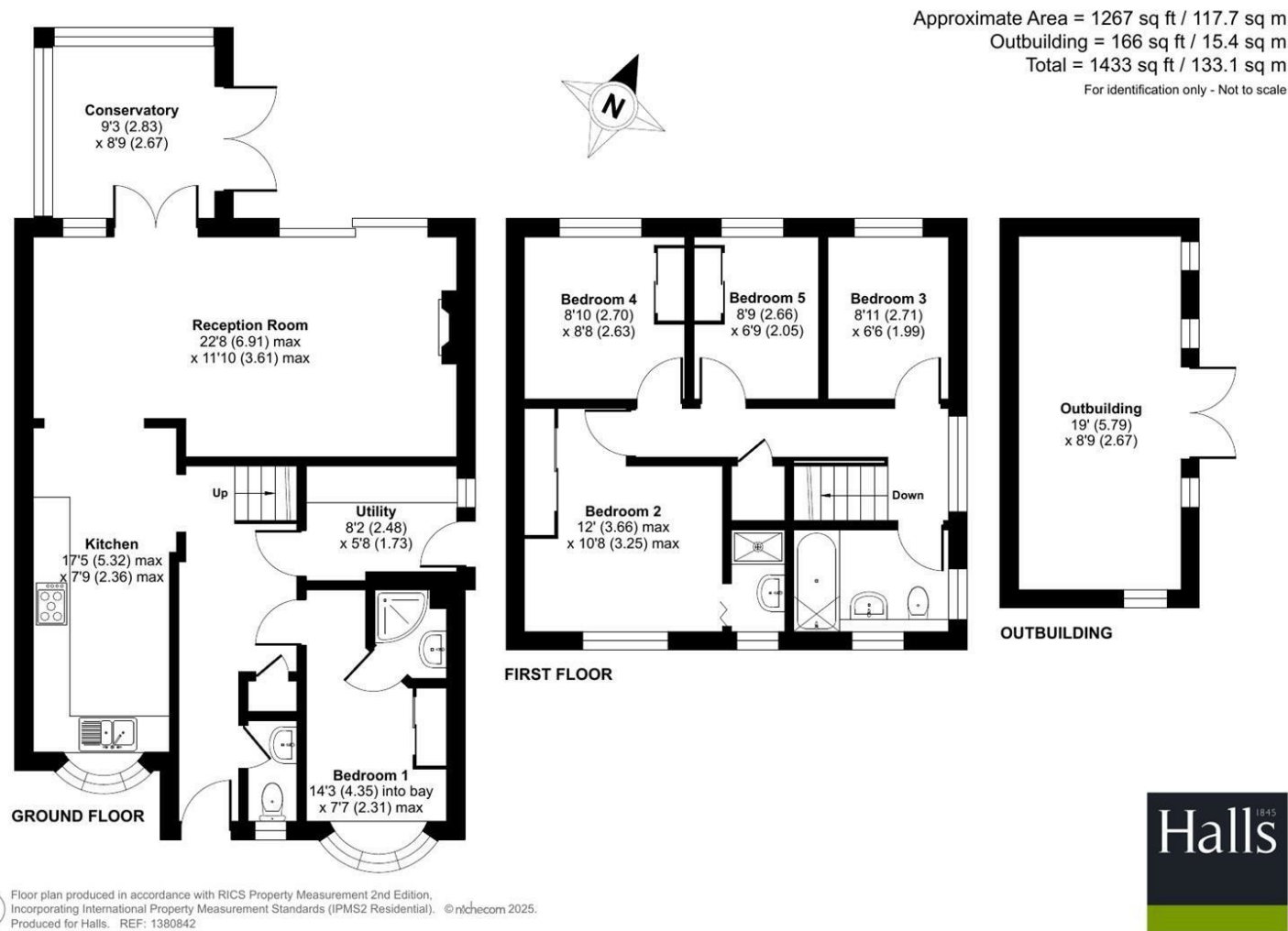


FOR SALE

120 Shakespeare Drive, Kidderminster, DY10 3QX



FOR SALE

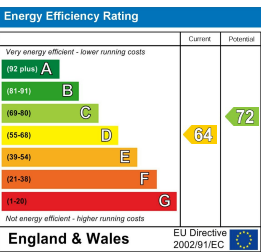
Offers in the region of £435,000

120 Shakespeare Drive, Kidderminster, DY10 3QX

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 spacious and versatile five-bedroom family home offering generous living space, a modern kitchen, large conservatory, ample parking for 3 cars and outside entertainment space, all set within a popular and well-connected residential area of Kidderminster.

Halls

01562 820880

Kidderminster Sales

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



OnTheMarket.com



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1 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



- **Spacious five-bedroom family home in a desirable residential location**
- **Large reception room and bright conservatory overlooking gardens**
- **Modern kitchen with utility room and ground floor shower room**
- **Modern Garden room with Bar**
- **Excellent block-paved driveway providing ample parking for 3 cars**

DESCRIPTION

Shakespeare Drive is a spacious and well-appointed five-bedroom family home offering versatile accommodation across two floors, including three bath/shower rooms and a generous reception space. The property features a modern kitchen, utility room and a large conservatory overlooking the rear garden. Outside, it benefits from an extensive block-paved driveway, mature front planting and a good-sized rear garden with an outbuilding providing for games room / office/ hobby room. Situated in a popular residential area of Kidderminster, the home is ideally placed for local amenities, schools and transport links.

THE PROPERTY

Ground Floor
Entrance Hall
Providing access to the principal ground floor accommodation and stairs to the first floor.
Reception Room
A generous and bright main living space with dual-aspect windows, ideal for family use and entertaining.
Kitchen
Modern fitted kitchen with ample storage units, good worktop space. A practical and well-arranged cooking area.
Utility Room
Useful additional workspace with plumbing and appliance space.
Shower Room
Ground floor shower room fitted with shower and wash basin.
Bedroom One
Generous single bedroom having access to the shower and wash basin
Conservatory
A large, attractive conservatory enjoying views over the garden, offering excellent additional living and dining space.
First Floor
Bedroom Two
Double bedroom having access to ensuite shower and basin
Bedroom Three-
Single bedroom room or office
Bedroom Four-
Double bedroom
Bedroom Five
Additional bedroom offering excellent flexibility for family needs.
Bathroom / Shower Rooms
The property benefits from three bath/shower rooms in total, providing excellent facilities for a large household.

SITUATION

located within a popular and well-established residential area of Kidderminster, enjoying convenient access to local amenities, schools, bus routes, transport connections and green spaces.

SCHOOLING

Kidderminster offers a wide range of primary and secondary schooling options, both state and independent, all within easy reach of the property.

DIRECTIONS

From Kidderminster proceed north east on the Birmingham Road, A456 and after just over ½ a mile turn right onto Husum Way and then right again onto Shakespeare Drive. Continue along Shakespeare Drive and you will find 120 just past the turning for Granville Crest on the right hand side.

///number.shots.wedge

OUTSIDE

The property enjoys an extensive block-paved driveway to the front, providing ample off-road parking for 3 cars. The rear offers an attractive garden space complemented by an outbuilding providing for games room / office/ hobby room and perfect for entertaining all year round.

SERVICES

Mains services are understood to be connected. (As always, interested parties should make their own enquiries regarding the adequacy of services.)

TENURE

Leasehold

LOCAL AUTHORITY

Wyre Forest District Council.

COUNCIL TAX

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 on 01562 820880