

FOR SALE

6 Aldermere Road, Kidderminster, DY11 5HN



FOR SALE

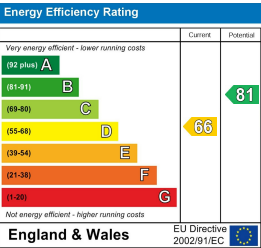
Offers in the region of £260,000

6 Aldermere Road, Kidderminster, DY11 5HN

**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



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s

- Three-bedroom semi-detached family home
- Off-road parking
- Enclosed rear garden
- Ideal for family occupation or first-time buyers
- Convenient for local amenities and schools
- Conservatory providing additional ground floor accommodation

DESCRIPTION

Halls are delighted with instructions to offer Aldermere Road for sale by private treaty. A well-proportioned three-bedroom semi-detached family home, occupying a convenient position within a popular residential area of Kidderminster. The property benefits from off-road parking, a conservatory providing additional ground floor accommodation and an enclosed rear garden.

SITUATION

The property is situated within a well-established residential area of Kidderminster, offering convenient access to local amenities, schooling and transport links. Kidderminster town centre provides a wide range of shops, supermarkets, leisure facilities and mainline rail services.

W3W

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DIRECTIONS

From the agents office on Franche Road, head north-west on Franche Rd/A442 towards Marlpool PL, turn right onto Marlpool PL, turn left to stay on Marlpool PL, turn right onto Marlpool Ln . At the roundabout, take the 1st exit onto Willowfield Dr, turn left onto Aldermere Rd, destination will be on the left hand side as indicated the the agents For sale board.

SCHOOLING

The area is served by a range of well-regarded schools including St Catherine’s CE Primary School, Franche Community Primary School, C of E Secondary School and Baxter College. Independent schooling is available at Heathfield Knoll School in Wolverley, providing education from nursery through to sixth form.

THE PROPERTY

The accommodation is entered via a front entrance hall which provides access to the principal ground floor rooms and staircase to the first floor.

To the ground floor is a comfortable reception room to the front, offering an excellent everyday living space with good natural light. The kitchen is fitted with a range of units and work surfaces, providing practical and functional accommodation for modern living.

To the rear, a conservatory provides further ground floor accommodation, offering a versatile space suitable for dining, relaxing or enjoying views over the garden.

To the first floor, the landing leads to three bedrooms, all of which are well proportioned and suitable for family use, guests or home working. The accommodation is completed by a family bath/shower room.

OUTSIDE

To the front of the property is off-road parking. To the rear is an enclosed garden, providing a pleasant and private outdoor space suitable for families, entertaining or recreational use.

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, 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