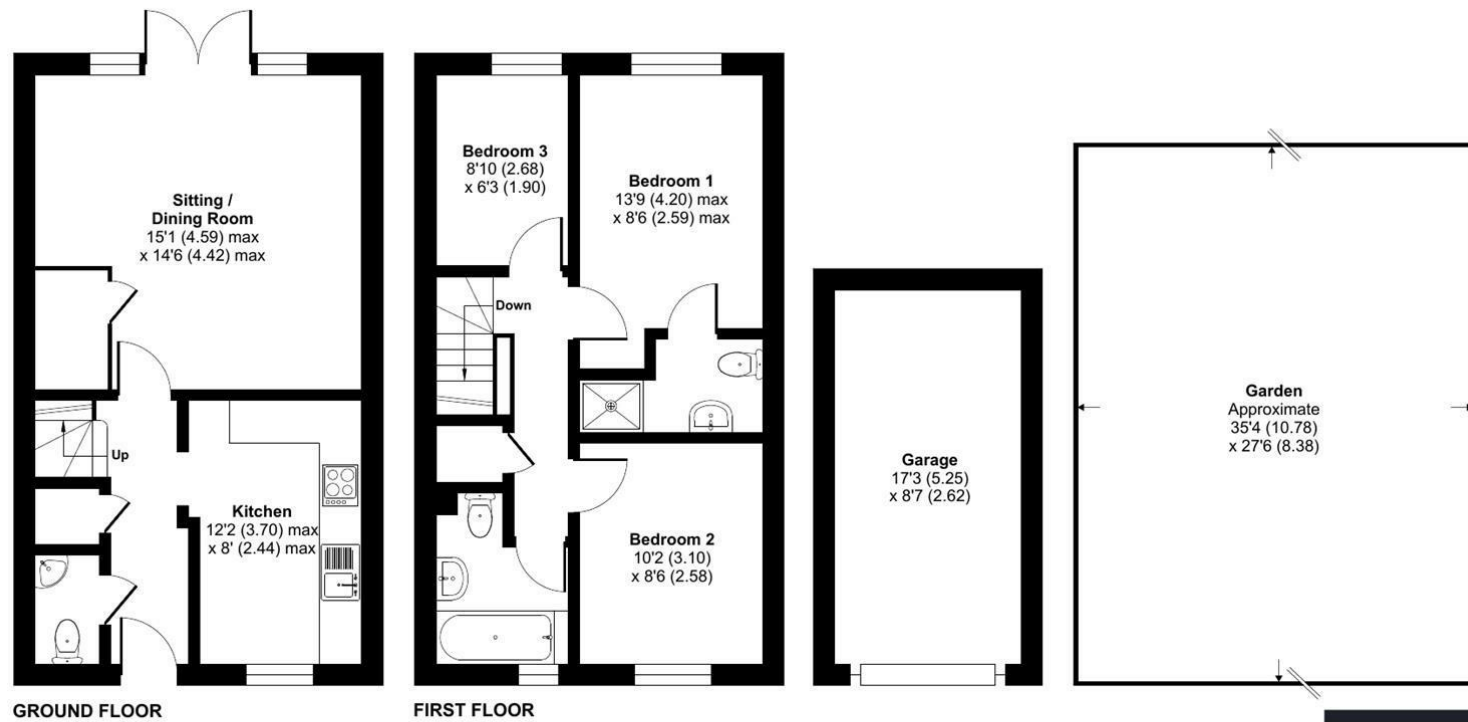




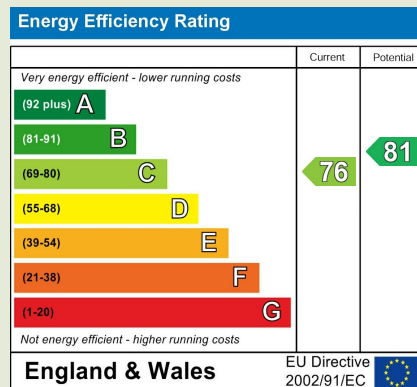
Approximate Area = 816 sq ft / 75.8 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 964 sq ft / 89.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1463068



44 WESTCOTT ROAD
| KIDDERMINSTER | | DY10 2GE



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



KIDDERMINSTER SALES

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

☎ 01562 820880 ✉ kidderminster@halls.gb.com

🌐 www.halls.gb.com 📱 📺



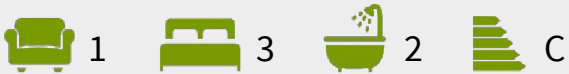
1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property 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 are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



A modern and beautifully presented three-bedroom end terrace home with driveway parking, garage and enclosed rear garden, situated within a convenient residential location, with no onward chain.

Offers in the region of £244,000



- Modern three-bedroom end terrace home
- No Onward Chain
- Spacious open-plan sitting/dining room
- Principal bedroom with en-suite shower room
- Ground floor cloakroom
- Garage and driveway parking
- Convenient access to Kidderminster town centre and schooling

DESCRIPTION

Halls are delighted with instructions to offer 44 Westcott Road for sale by Private Treaty.

This attractive modern home provides well-balanced accommodation arranged over two floors, benefitting from three bedrooms, two bath/shower room facilities, driveway parking and an enclosed rear garden, ideal for modern family living, with no onward chain.

SITUATION

Kidderminster offers an excellent range of amenities including supermarkets, independent shops, restaurants and leisure facilities, together with strong transport connections to Worcester, Birmingham and the wider Midlands motorway network.

The property is conveniently situated for nearby schooling including St George's and St Mary's Primary Schools together with respected secondary options nearby. Attractive countryside walks and leisure facilities are also readily accessible within the surrounding area.

W3W

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DIRECTIONS

From Halls Kidderminster Office on Franche Road continue towards Kidderminster town centre. At the roundabout proceed onto the Proud Cross Ring and at the following roundabout take the first exit left. At the traffic lights turn left into Broad Street continuing to the 'T' junction turn right onto Stoney Lane and then left onto Westcott Road, where you will find the property on the right.

SCHOOLING

It is within a short stroll or drive of local schools, including St George's and St Mary's Primaries, both rated "Good" by Ofsted, with strong secondary options like King Charles I School and The Bewdley School close by.

PROPERTY

This attractive end terrace property situated at the end of a cul-de-sac, offers light and modern accommodation throughout, ideal for first-time buyers, young families and professional purchasers alike, with no onward chain.

The accommodation is approached via an entrance hallway leading through to a fitted kitchen appointed with a range of contemporary wall and base units together with integrated cooking appliances and ample work surface space.

To the rear of the property is a spacious open-plan sitting and dining room enjoying excellent natural light together with French doors opening onto the rear garden, creating an excellent space for both everyday living and entertaining.

The ground floor further benefits from a useful cloakroom/WC.

The property is presented in excellent decorative order throughout and offers a practical layout suited to modern lifestyles



To the first floor are three well-proportioned bedrooms including a generous principal bedroom benefitting from en-suite shower facilities. The remaining bedrooms are served by a modern family bathroom fitted with a contemporary suite.

OUTSIDE

Externally, the property benefits from an enclosed rear garden mainly laid to lawn with patio seating area ideal for outdoor entertaining and family use.

To the side of the property is driveway parking together with access to the detached garage providing useful storage and additional parking facilities. There is a further parking space to the rear of the property.

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

The property is being shown as being within council tax band B on the local authority register.



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