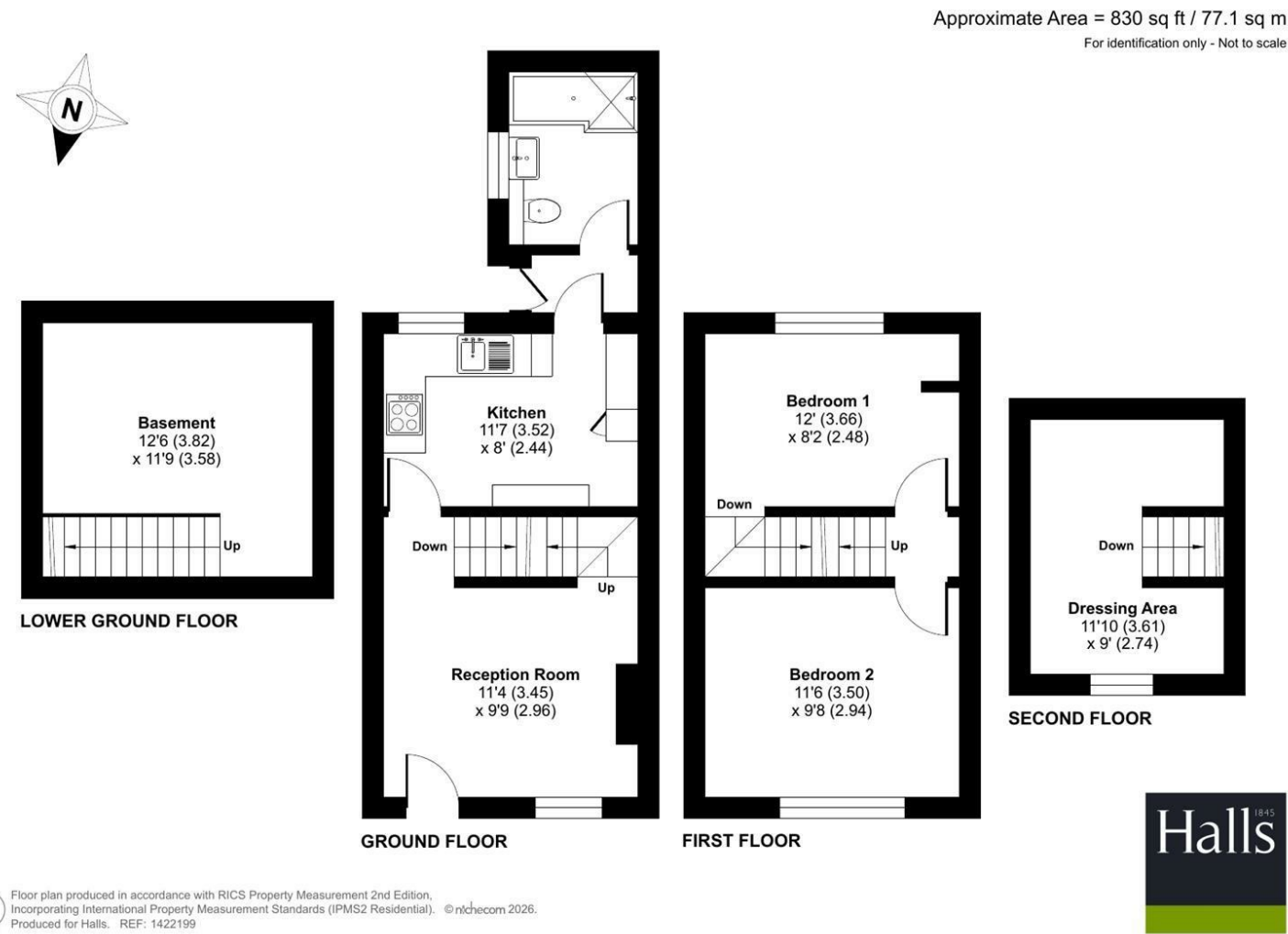


FOR SALE

17 Mason Road, Kidderminster, DY11 6AF



FOR SALE

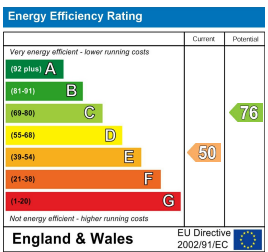
Offers in the region of £190,000

17 Mason Road, Kidderminster, DY11 6AF

**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



Stylish two-bedroom end-of-terrace home with modern interiors, rear garden and valuable private rear parking space, conveniently located close to Kidderminster town centre and local amenities.



01562 820880

**Kidderminster Sales**  
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP  
E: kidderminster@halls.gb.com



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Two Bedroom End of Terrace Home
- Modern Fitted Kitchen
- Comfortable Reception Room
- Private Parking Space to Rear
- Ideal First Time Buy or Investment
- Convenient Town Location
- Well Presented Throughout
- Cellar and Second floor dressing room

DESCRIPTION

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

A well-presented two-bedroom end-of-terrace home offering modern accommodation, garden and the valuable benefit of a private parking space to the rear, conveniently located close to Kidderminster town centre.

SITUATION

Mason Road is conveniently situated within Kidderminster, offering easy access to the town centre and its range of amenities including shops, supermarkets, leisure facilities and transport links

W3W

///habit.valid.table

DIRECTIONS

From the agent's office on the Franche Road, head in a Southerly direction towards Proud Cross Ringway at the roundabout take the 4th exit onto Mason Road, after a short distance the property will be found on the left hand side as indicated by the agent's 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

This attractive end-of-terrace home provides well-balanced accommodation and is ideally suited to first-time buyers, downsizers or investors seeking a conveniently located property.

The accommodation is entered via a front door leading into a welcoming reception room, a bright and comfortable living space enjoying good natural light and providing an ideal area for relaxation.

To the rear of the property, the kitchen is fitted with a range of contemporary base and wall units complemented by work surface, with space for additional white goods and a breakfast bar providing a useful informal dining area and access to the main bathroom fitted with a modern suite comprising bath with shower over, wash basin and WC.

There is also a lower ground useful cellar.

To the first floor are two bedrooms and stairs leading to the second floor currently used as a dressing room.

OUTSIDE

A valuable advantage of this property is the provision of a private parking space to the rear, offering convenient off-road parking — a particularly sought-after feature for a terraced property.

There is a small garden mainly laid with slabs and a gravelled area which provides space for an outdoor table and chairs.

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 A 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