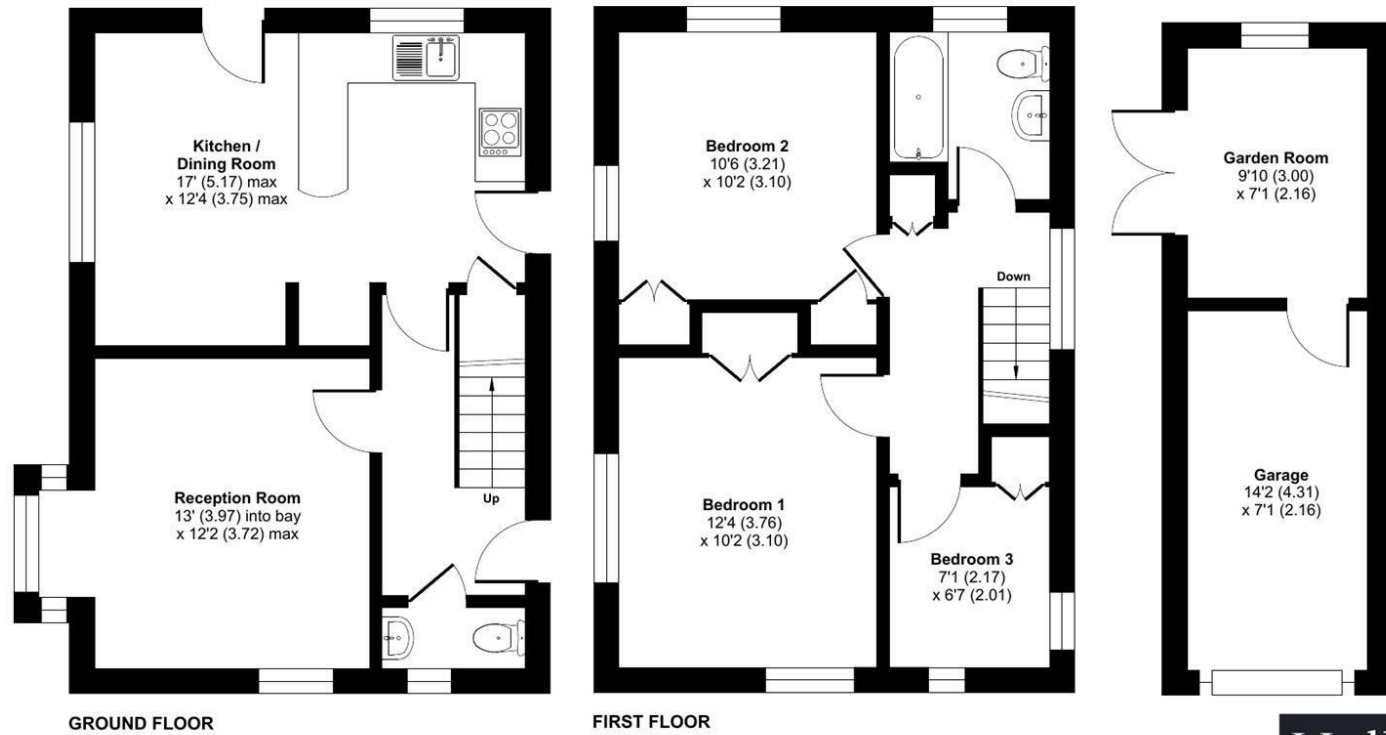


FOR SALE

1 Gainsborough Mews, Kidderminster, DY11 6PZ



Approximate Area = 857 sq ft / 79.6 sq m
Garage = 173 sq ft / 16.1 sq m
Total = 1030 sq ft / 95.7 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). © n\checon 2026. Produced for Halls. REF: 1438781



FOR SALE

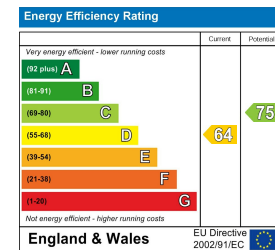
Offers in the region of £305,000

1 Gainsborough Mews, Kidderminster, DY11 6PZ

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



A beautifully presented three-bedroom link detached home, tucked away in a convenient residential position with attractive gardens and excellent access to local amenities.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Attractive three-bedroom link detached home
- Stylish modern fitted kitchen
- Bright and spacious reception room
- Private enclosed rear garden
- Excellent access to local schooling
- Convenient town setting with amenities nearby

DESCRIPTION

Halls are delighted with instructions to offer Gainsborough Mews for sale by Private Treaty.

A stylish and beautifully maintained three-bedroom link detached home with modern interiors, private gardens, excellent parking and a convenient Kidderminster setting close to schools and amenities.

SITUATION

Gainsborough Mews occupies a convenient residential position within Kidderminster, well placed for access to the town centre, local shops, schooling and everyday amenities.

The property is ideally suited to commuters and families alike, with excellent road links to Bewdley, Stourbridge, Worcester and the wider Midlands motorway network

W3W

///tribal.torch.newest

DIRECTIONS

From Halls Kidderminster Office on Franche Road (DY11 5AP), proceed in a Southerley direction along Franche Road heading towards the town centre. At the roundabout take the 4th exit onto Mason Road, at the roundabout take the first exit onto Blakebrook at the end of the road go straight over at the traffic lights, take the first right turning onto Washington Street. Take the first left onto Claughton Street and then turn right onto Willis Street, take the next right onto Lansdown Green and follow it around before turning left onto Gainsborough Mews.

SCHOOLING

The area is well served by a range of schooling options. Local primary schools include Sutton Park Primary school, St.John's C of E Primary School, Foley Park Primary while secondary education is provided by Baxter College and King Charles I School, both of which are well regarded and easily accessible. Further state and independent schooling options can be found in the wider Kidderminster, Stourbridge and Worcester areas.

PROPERTY

Gainsborough Mews is a superbly presented three-bedroom link detached residence, offering modern, well-balanced accommodation ideally suited to family living, first-time buyers or downsizers seeking a move-in ready home.

The property is approached over a smart frontage and opens into bright, welcoming accommodation, with the reception room enjoying excellent natural light and ample space. A downstairs cloakroom is located of the hallway.

The contemporary fitted kitchen/diner is well arranged with a stylish range of units, generous work surfaces and direct access to the garden, making it practical for both day-to-day living and entertaining.

The property benefits from a garden room with double doors leading into the rear garden.

To the first floor are three well-proportioned bedrooms, all served by a modern family bathroom, creating flexible space for growing families, guest accommodation or home working.

OUTSIDE

The rear garden is attractively enclosed, enjoying a paved seating terrace together with lawned section and established borders, creating an excellent outdoor space for relaxing, entertaining and family use.

The frontage offers neat kerb appeal, while the link detached position gives the property a pleasant sense of privacy within the development.

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 C 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