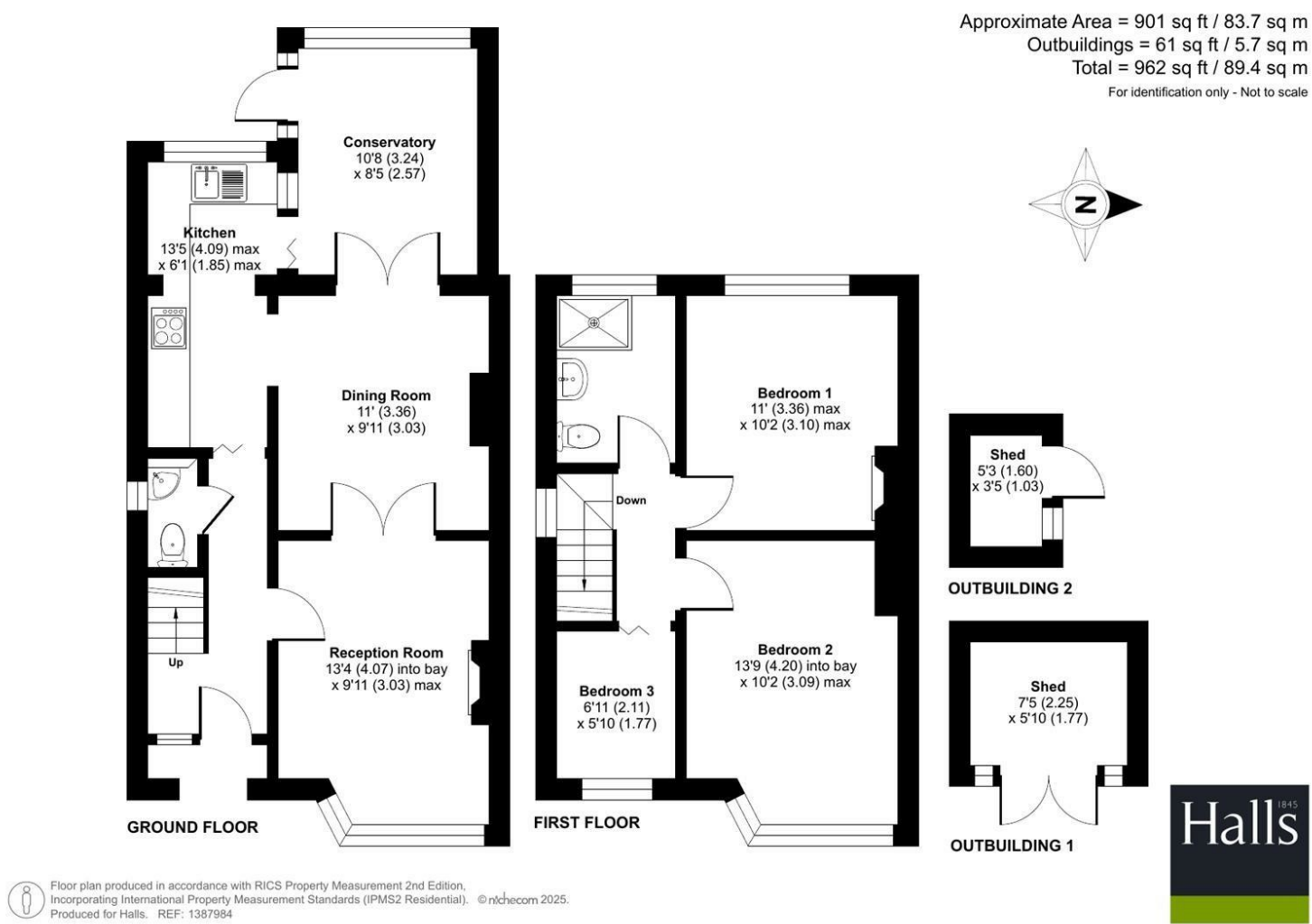


FOR SALE

13 Bruce Road, Kidderminster, DY10 2TY



FOR SALE

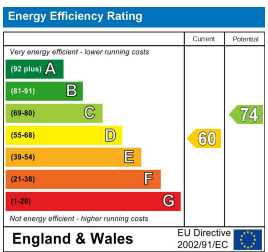
Offers in the region of £240,000

13 Bruce Road, Kidderminster, DY10 2TY

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 well-presented three-bedroom semi-detached home offering generous living space, a conservatory, rear gardens and outbuildings, ideally located for local amenities, schooling and commuter links in Kidderminster.



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



3 Bedroom/s



1 Bath/Shower Room/s



- Well-presented three-bedroom semi-detached home
- Two spacious reception rooms plus bright conservatory
- Popular residential location close to schools, shops and commuter routes
- Mature garden with patio and two useful outbuildings
- Driveway parking and attractive frontage

DESCRIPTION

Halls are delighted with instructions to offer Bruce Road for sale by Private Treaty. This well-presented three-bedroom semi-detached home offers generous living accommodation, including two reception rooms, a conservatory, a fitted kitchen and three bedrooms. The property provides an excellent opportunity for families, first-time buyers or those seeking a home with scope to personalise in a popular residential area of Kidderminster.

THE PROPERTY

The ground floor includes a welcoming reception hallway, a spacious front reception room and a dining room leading into the conservatory.

The kitchen is positioned to the rear with access to outside via the conservatory.

To the first floor, the property offers three bedrooms and a family bathroom.

SITUATION

Bruce Road is situated within a well-established residential area of Kidderminster, ideally positioned for access to local amenities, shops, schooling and commuter routes. The property enjoys a convenient setting close to the town centre, Ringway, and local parks.

SCHOOLING

A range of primary, secondary and further-education facilities are available within Kidderminster and the surrounding districts, with both state and independent providers accessible.

DIRECTIONS

From the agents office on the Franche Road, Head south-east , at the roundabout, take the 3rd exit onto Proud Cross Ringway/A44, use the left lane to continue towards Park Butts Ringway/A456, continue to follow A456, at the roundabout, take the 2nd exit onto The Ringway/A456, at the roundabout, take the 1st exit onto Coventry St/A456 after approx 0.9 miles turn left onto Bruce Rd where the property will be found on the left hand side by the agent's For Sale board.

what3words-///.ages.chair.rates

OUTSIDE

Externally, the property benefits from a good-sized rear garden with patio areas and two outbuildings, one of which has a connected electricity supply, offering excellent storage or workshop potential.

The frontage provides a block paved driveway.

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 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

