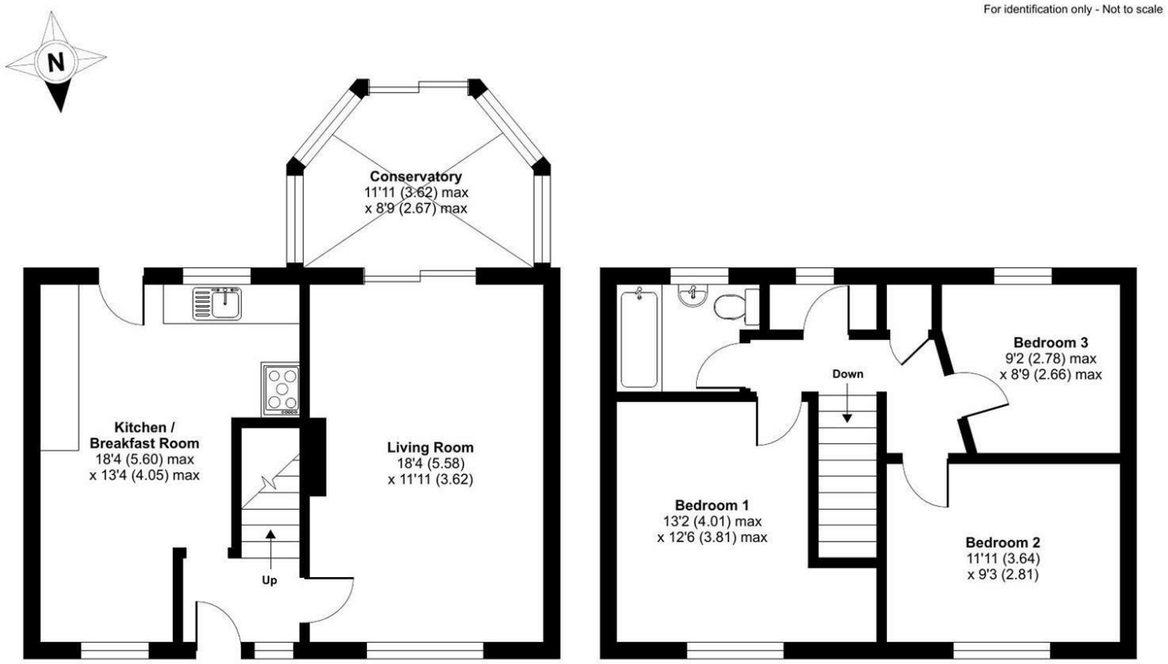
FOR SALE

31 Wardle Way, Kidderminster, DY11 5UJ

Approximate Area = 1050 sq ft / 97.5 sq m

For identification only - Not to scale



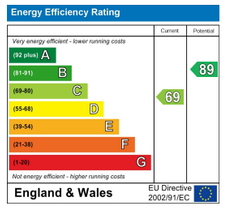
GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1525438

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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FOR SALE

Offers Over £300,000

31 Wardle Way, Kidderminster, DY11 5UJ

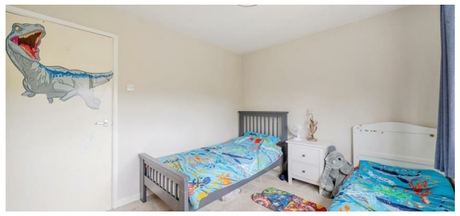
A well-presented three-bedroom semi-detached home offering generous accommodation, an attractive rear garden and driveway parking, situated within the popular village of Wolverley.

FOR SALE

1 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s



- **Three-bedroom semi-detached home**
- **Spacious kitchen/breakfast room**
- **Generous living room opening into a conservatory**
- **Attractive rear garden with paved seating terrace**
- **Driveway parking**
- **Convenient access to village amenities and Kidderminster**

Halls are delighted with instructions to offer Wardle Way for sale by Private Treaty.

An appealing semi-detached home provides well-proportioned accommodation extending to approximately 1,050 sq ft, with a practical layout ideally suited to family living. A generous living room is complemented by a spacious kitchen/breakfast room and a conservatory overlooking the rear garden, together with three first-floor bedrooms and a family bathroom.

Outside, driveway parking and an attractively arranged rear garden further enhance the property's appeal, with areas for outdoor dining, entertaining and recreation.

SITUATION

The property occupies a pleasant position within the popular village of Wolverley, a well-established Worcestershire village surrounded by attractive countryside yet conveniently placed for access to Kidderminster and the wider Wyre Forest area.

Wolverley offers a good range of local amenities, including schooling, public houses, recreational facilities and post office, whilst the nearby town of Kidderminster provides a comprehensive range of shopping, leisure and everyday facilities together with a railway station offering services to Birmingham and beyond.

SCHOOLING

The property lies within a convenient proximity to a number of well regarded state and private schools, including St.Catherine's C of E Primary, Franche Primary School, Wolverley Sebright Primary, Baxter College, Wye Forest School, Heathfield Knoll School, Nurture Learning, and Wribbenhall School.

W3W

///risky.hers.ends

THE PROPERTY

The entrance hall provides access to the principal ground-floor accommodation, with a staircase rising to the first floor.

The generously proportioned living room enjoys a front-facing outlook and provides ample space for comfortable seating. Glazed doors open into the conservatory, creating a pleasing connection between the living accommodation and garden.

With glazing to three sides and direct access outside, the conservatory offers a bright additional reception space.

The spacious kitchen/breakfast room is fitted with a range of wall and base units, complemented by contrasting work surfaces and tiled splashbacks.

There is space for appliances and a breakfast table, whilst a rear-facing window overlooks the garden and an external door provides convenient access outside.

On the first floor, the landing leads to three bedrooms, comprising two well-proportioned double rooms and a third bedroom offering flexibility as a child's bedroom, guest room or home office.

The family bathroom completes the accommodation.

OUTSIDE

The property is approached over a driveway providing off-road parking, bordered by a planted bed with a curved paved edging. A gated side access leads through to the rear garden.
The rear garden is a particularly attractive feature, with a paved terrace adjoining the house providing a pleasant setting for outdoor dining and entertaining. A gravelled area adds further seating space, whilst steps rise to broad areas of lawn, arranged across gently tiered levels with timber retaining borders.
Established shrubs, trees and planted boundaries provide an appealing backdrop, creating a garden with ample space for relaxation and family recreation.

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 £36 (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