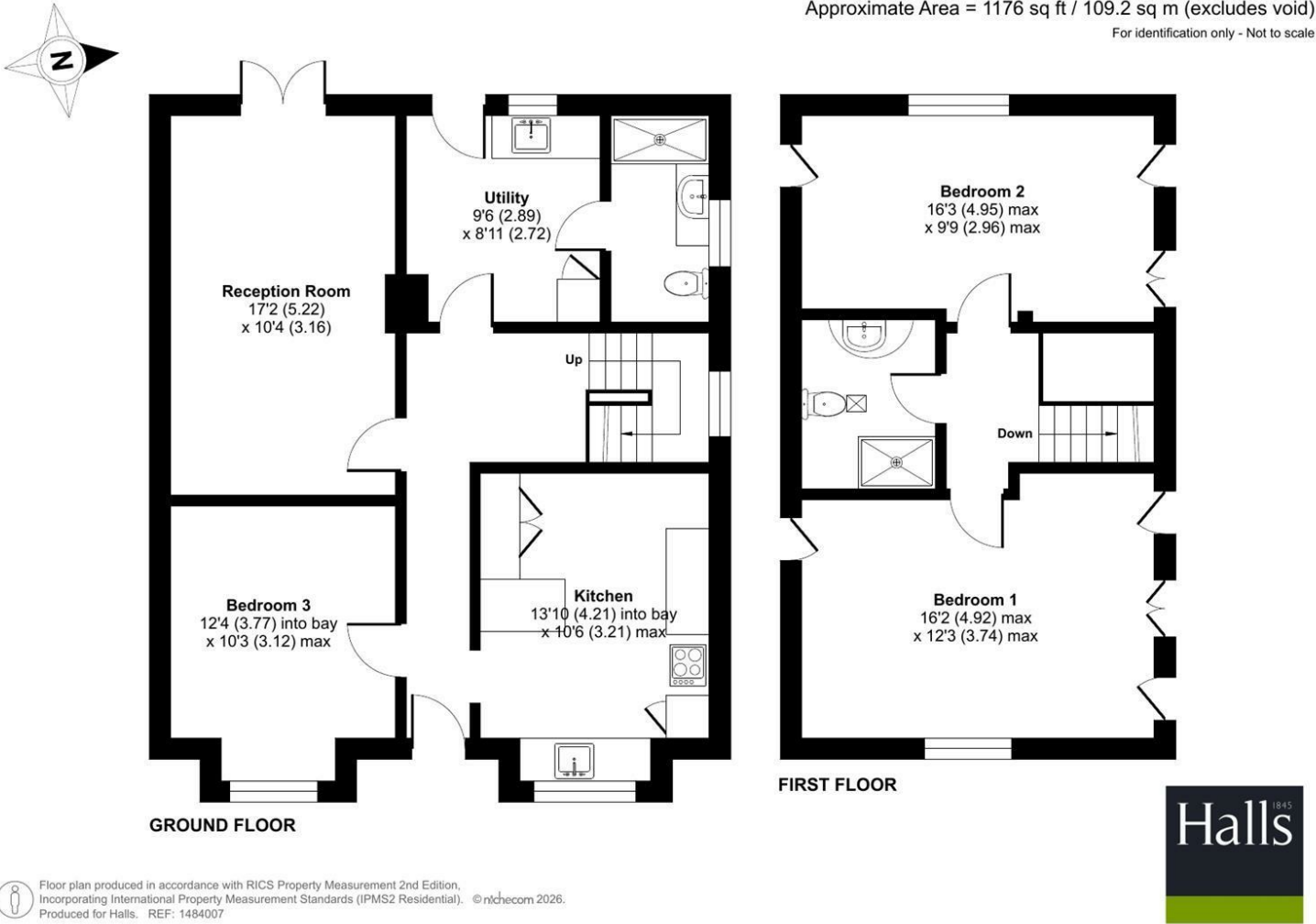


FOR SALE

25 Claughton Street, Kidderminster, DY11 6PU



FOR SALE

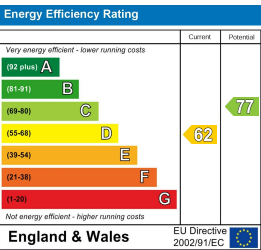
Offers in the region of £345,000

25 Claughton Street, Kidderminster, DY11 6PU

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 beautifully presented three-bedroom detached house offering stylish and versatile accommodation, landscaped gardens and ample off-road parking in a convenient residential location.



01562 820880

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



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1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Beautifully presented three-bedroom detached house
- Two modern shower rooms
- Characterful sitting room with wood-burning stove
- Stylish kitchen with timber worktops
- Ground floor double bedroom offering flexible accommodation
- Landscaped rear garden and generous driveway parking

Halls are delighted with instructions to offer Claughton Street for sale by Private Treaty.

A beautifully presented and characterful three-bedroom detached house, thoughtfully improved by the current owners to create a warm and stylish home.

SITUATION

The property occupies a convenient residential position within Kidderminster, providing excellent access to a wide range of everyday amenities including supermarkets, independent shops, cafés and leisure facilities.

The town centre is within easy reach, whilst excellent road and rail links provide convenient commuting to Worcester, Birmingham and the wider West Midlands.

W3W

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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.

Turn left onto Claughton Street where the property will be on your right.

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

The welcoming entrance hall leads through to the kitchen and groundfloor bedroom/ reception room, and then through to the generous reception room, where an attractive exposed brick chimney breast with inset wood-burning stove provides a wonderful focal point.

The room enjoys an abundance of natural light and offers an inviting space for both relaxing and entertaining.

The kitchen has been tastefully fitted with a range of contemporary wall and base units complemented by solid timber work surfaces and attractive brick detailing, creating a practical yet characterful space.

To the rear of the property there is a useful utility room providing additional storage and laundry facilities, together with a modern ground floor shower room and access to the rear garden.

Also located on the ground floor is a versatile double bedroom which could equally could serve as a formal dining room, home office or additional reception room depending upon individual requirements.

Extending to approximately 1,176 sq ft, the property offers flexible accommodation with a tasteful blend of modern comforts and character features throughout.

To the first floor are two generous double bedrooms, both enjoying excellent proportions and natural light and built in storage.

Both bedrooms are served by a well-appointed shower room which also benefits from a Velux window.

OUTSIDE

To the front, the property is approached via a recently laid driveway providing ample off-road parking, with attractive landscaped borders creating an excellent first impression.

The enclosed rear garden has been thoughtfully landscaped to provide a generous lawn with mature shrubs and established planting, together with a paved pathway and seating areas ideal for outdoor dining and entertaining.

Offering an excellent degree of privacy, the garden provides a wonderful outdoor space for families, keen gardeners or simply enjoying the warmer months.

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