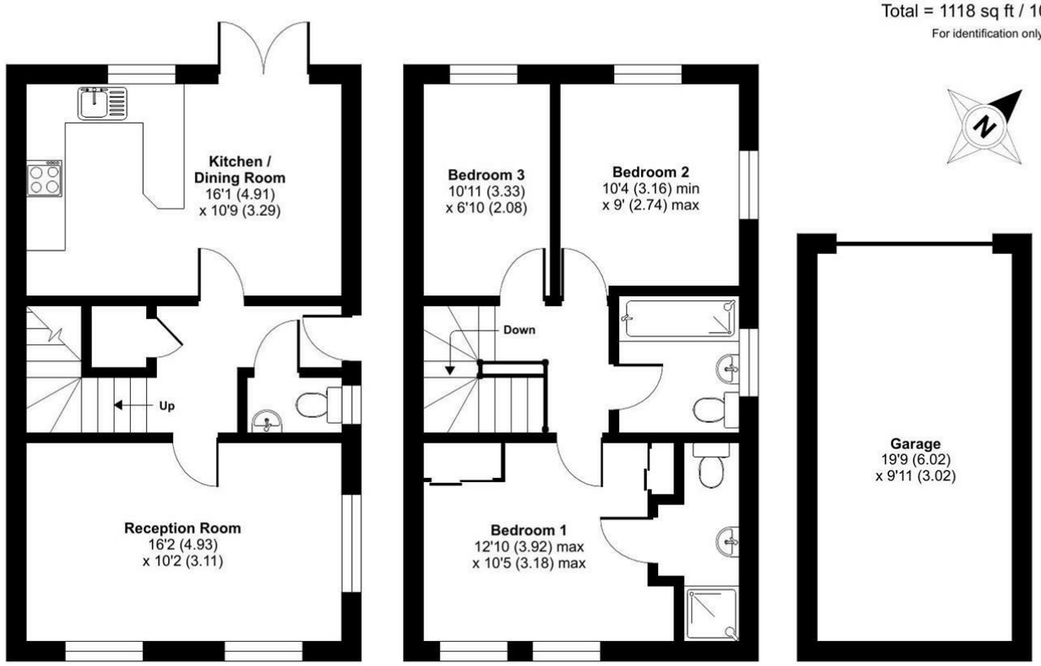
Approximate Area = 920 sq ft / 85.5 sq m
Garage = 198 sq ft / 18.4 sq m
Total = 1118 sq ft / 103.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1520443



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

KIDDERMINSTER SALES

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

01562 820880 kidderminster@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.

65 BROOKLANDS DRIVE

| KIDDERMINSTER | | DY11 5EB







An attractive and well-proportioned three-bedroom family home with a spacious kitchen/dining room, en-suite principal bedroom, private rear garden and detached garage, pleasantly positioned within a popular residential development.

Offers in the region of £350,000



1 3 2 C

- **Attractive three-bedroom family home**
- **Kitchen/dining room opening onto the garden**
- **Spacious Reception room**
- **Principal bedroom with en-suite shower room**
- **Enclosed and private rear garden**
- **Driveway parking for three cars and detached single garage**

Halls are delighted with instructions to offer Brooklands Drive for sale by Private Treaty.

Brooklands Drive is an attractive and well-proportioned three-bedroom family home offering thoughtfully arranged accommodation across two floors, ideally suited to modern family life.

The accommodation combines a comfortable reception room with a particularly generous kitchen/dining room, creating an excellent balance between everyday living and entertaining. Three well-proportioned first-floor bedrooms include a principal bedroom with en-suite facilities, complemented by a family bathroom.

Externally, the property benefits from driveway parking, a detached single garage and an enclosed rear garden, completing an appealing family home in a popular residential setting.

SITUATION

Brooklands Drive occupies an attractive position within a popular residential development on the northern side of Kidderminster, providing a pleasant and convenient setting within easy reach of local amenities, schooling and transport connections.

Kidderminster town centre offers an extensive range of shops, supermarkets, restaurants and leisure facilities, together with a mainline railway station providing connections towards Birmingham and Worcester. The surrounding area also offers excellent opportunities for countryside recreation, with the Wyre Forest and Severn Valley readily accessible.



SCHOOLING

The property lies within the catchment for a range of well-regarded schools including Franche Community Primary School, St Oswald's CE Primary, and Baxter College for secondary education. There are also several independent schools in the wider area including Heathfield Knoll School and RGS Worcester.

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THE PROPERTY

The property is principally accessed via a front entrance door opening into the entrance hall, from where stairs rise to the first floor and doors provide access to the principal ground-floor rooms.

The reception room provides a comfortable principal living space with ample room for freestanding furniture.

The spacious kitchen/dining room extending across the rear of the property. The kitchen comprises a selection of fitted units complemented by work surfaces and integrated cooking appliances, whilst the adjoining dining area provides ample space for a family dining table. French doors open directly onto the rear garden, creating an attractive connection between the internal and external entertaining spaces.

A useful cloakroom completes the ground-floor accommodation.

On the first floor are three bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room.

Bedrooms two and three provide excellent accommodation for children, guests or home working and are served by the family bathroom.



OUTSIDE

The property is approached over a driveway providing convenient off-road parking for three cars and access to a detached single garage.

To the rear is an attractive enclosed garden which provides an excellent extension of the living accommodation. A paved terrace immediately adjoining the house creates an ideal area for outdoor seating and dining, beyond which the garden is principally laid to lawn.

Established boundaries provide a good degree of enclosure and privacy, creating a particularly pleasant and manageable outside space ideally suited to family recreation and entertaining.

The property also benefits from convenient access to nearby woodland and the River Stour, providing a delightful setting for family walks and outdoor 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 D 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