



Connells

Kennedy Close
Kidderminster

Kennedy Close Kidderminster DY10 1LR

For Sale
£180,000



Property Description

AUCTION DETAILS

AUCTION DATE: TUESDAY 17TH NOVEMBER 2026

BIDDER REGISTRATION: BY 2pm MONDAY 16TH NOVEMBER 2026

WHERE TO BID: Please ensure you are registered to bid on the Barnard Marcus Auctions website.

LEGAL PACK: Download from Barnard Marcus Auctions

Semi-detached family home situated in a quiet residential location, with public transport routes near-by providing easy access to surrounding areas. On approach, a neat driveway to the front provides off-road parking and garage access, with a wraparound style garden starting at the side of the property. Stepping inside, the entrance hall branches off to the ground floor accommodation including a lounge, dining room, fitted kitchen, utility room and WC. To the first floor, you will find three good sized bedrooms, a family bathroom and a shower room. Gas central heating and double glazing. Externally, Kennedy Close boasts a large wrap-around style garden with lawn areas, patio areas and wooden built storage.

*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead. *

Conditions Of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale, and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health & Safety Advice

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore

guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

* Guide And Reserve Prices

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Note

The auctioneers offer four ways to bid including Internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,800 (including vat) payable on the fall of the hammer.

Guidance notes are set out in the catalogue in relation to auction lots, particularly from a purchasing perspective.

Front Elevation

Block paved driveway to the front providing off-road parking and garage access, and a large lawn area to the side with a hedge boundary and established shrubbery surrounding. A walkway leads through to a further garden area and entry door to the property to the side.

Entrance Hall

Welcoming hallway offering built-in storage, fitted carpet, ceiling light point, panelled radiator and stairs up to the first floor. Double glazed window to the side.

Lounge

Spacious living area boasting a fireplace with a brick surround and shelving, fitted carpet, two ceiling light points, two panelled radiators and a double-glazed window to the front.

Dining Room

Offering fitted carpet, ceiling light point and a panelled radiator.

Kitchen

Fitted kitchen offering a range of wall and base units and ample work surface space. Inset sink and drainer unit, oven and hob with cooker hood above, space for a dishwasher and under counter fridge and a breakfast bar area with stool seating. Built-in storage/pantry, vinyl flooring, partially tiled walls, ceiling light point, panelled radiator and a double-glazed window to the rear.

Utility Room

Additional kitchen space offering space for a washing machine and freezer, laminate flooring, ceiling light point, double glazed window to the side and a door to the rear.

Cloakroom / Wc

Comprising a wash hand basin and WC, ceiling light point and a double-glazed frosted window to the side.

First Floor Landing

Stairs up from the entrance hall onto the first-floor landing offering built-in storage, fitted carpet, ceiling light point and a double-glazed window to the rear.

Bedroom One

Double bedroom offering fitted carpet, ceiling light point, panelled radiator and a double-glazed window to the front.

Bedroom Two

Double bedroom offering fitted carpet, ceiling light point, panelled radiator and a double-glazed window to the rear.

Bedroom Three

Offering fitted carpet, ceiling light point, panelled radiator and a double-glazed window to the front.

Bathroom

Comprising a wash hand basin with storage, low flush WC and a panelled bath. Partially tiled walls, panelled radiator, ceiling light point and a double-glazed frosted window to the side.

Shower Room

Comprising a walk-in shower cubicle with tiled walls and a ceiling light point.

Outside Rear Garden

Wrap around style garden, with a paved seating area and lawn to the side, and a patio area with steps down to astro turf and gravelled areas with a wooden built shed to the rear.

Garage

Accessed via an up and over door to the front and a pedestrian door to the rear leading into the entrance porch. Double glazed window to the side.

Agents Notes

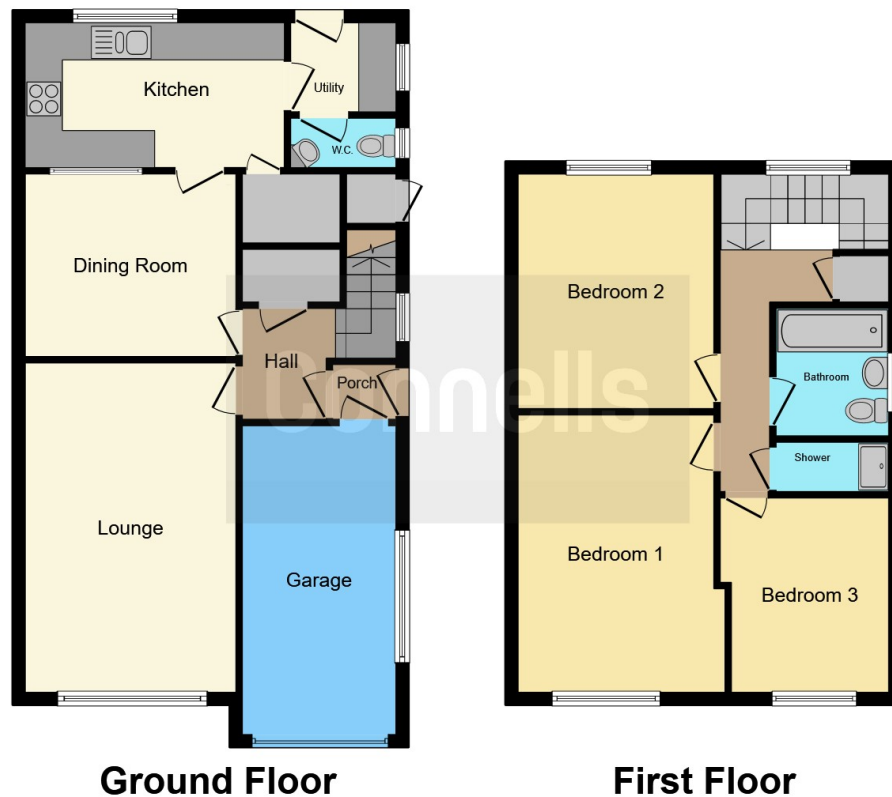
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to timeframes for registration.

****The previous sale fell through due to concerns regarding potential movement at the property. The vendor subsequently made enquiries through their home insurance provider, who confirmed there has been some historical movement, however they advised that underpinning works are not required.**

Their recommendation was for resin injection treatment to stabilise and strengthen the ground, as the affected rear corner of the property is reportedly situated on sandier-than-normal soil conditions.

Any prospective purchaser should be advised to undertake their own independent investigations, seek appropriate professional advice, and satisfy themselves as to the nature of the issue, any recommended remedial works, and the associated costs before proceeding. ******





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: E Council Tax
 Band: C

view this property online connells.co.uk/Property/KMR313471



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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