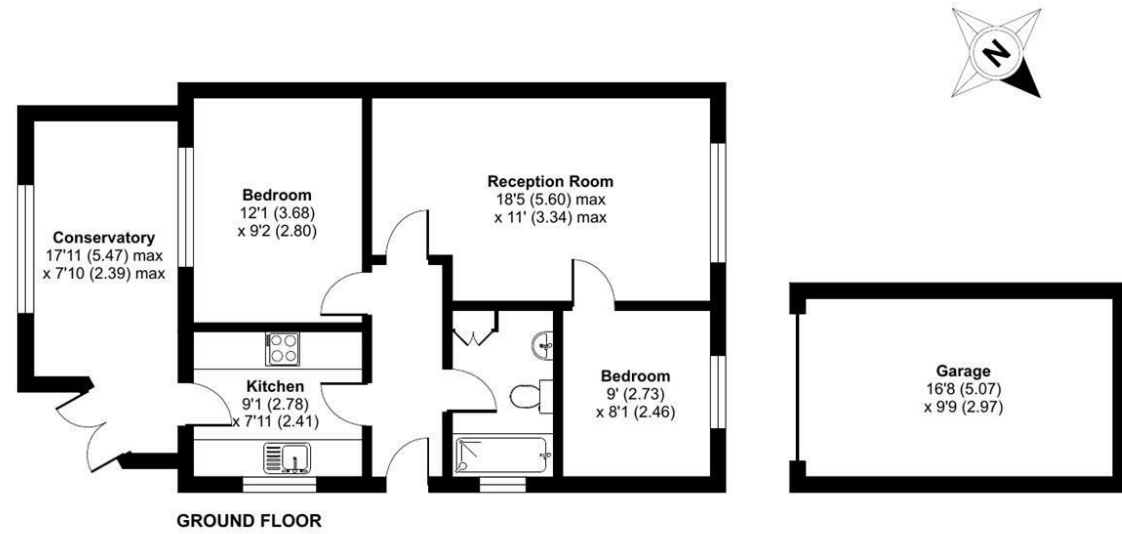


FOR SALE

8 Dunnington Avenue, Kidderminster, DY10 2YR



Approximate Area = 713 sq ft / 66.2 sq m
Garage = 161 sq ft / 15 sq m
Total = 874 sq ft / 81.2 sq m
For identification only - Not to scale



FOR SALE

Offers Over £235,000



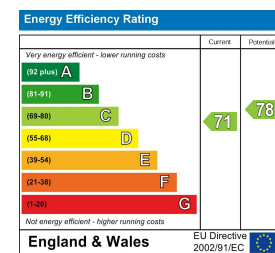
8 Dunnington Avenue, Kidderminster, DY10 2YR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nXchem 2026. Produced for Halls. REF: 1425863

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-positioned two-bedroom bungalow offered with no onward chain, featuring driveway parking, garage, conservatory and enclosed rear garden, situated within a convenient and popular Kidderminster location.



01562 820880

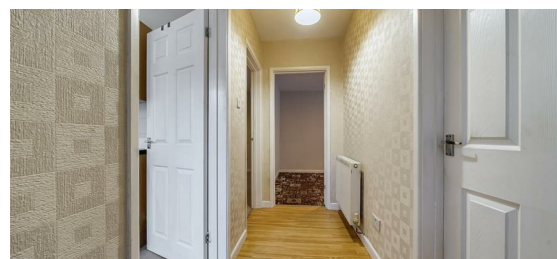
Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@hallsgb.com



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2 Reception
Room/s

2 Bedroom/s

1 Bath/Shower
Room/s

- Two bedroom bungalow
- Reception room
- Driveway parking and detached garage
- Conservatory overlooking the rear garden
- No Onward Chain
- Convenient Kidderminster location

DESCRIPTION

Halls are delighted with instructions to offer Dunnington Avenue for sale by Private Treaty.

The property benefits from no onward chain and offers well-proportioned accommodation together with driveway parking, garage and an enclosed rear garden.

The property provides comfortable and practical accommodation, ideally suited to a range of buyers including downsizers, first-time purchasers or those seeking single-level living.

SITUATION

Dunnington Avenue occupies a convenient residential position within Kidderminster, providing easy access to local amenities, shops and services. The town centre offers a wide range of facilities together with rail links and road connections to the wider Wyre Forest area and beyond.

W3W

///fantastic.cape.oven

DIRECTIONS

From the agent's office on the Franche Road head in a Northerley direction at the roundabout take the third exit onto the Wolverley road B4190 and towards Wolverley, at the roundabout take the third exit onto B4189 Wolverley Road, continue along turning right onto Sion Hill, turn left into Sion Avenue, continue onto Walker Drive then turn left into Dunnington Avenue.

SCHOOLING

Several schools and nurseries in the DY10 (Kidderminster) area offer specialized provision for 2-year-olds, focusing on early years foundation development. Key options include St George's CE Primary, Offmore Primary, and Franche Community Primary School, which provide nursery or "tots" settings, along with private, forest-based option.

For Year 10 (14-15 year olds) in the DY10 (Kidderminster) area, secondary education focuses on starting the two-year GCSE curriculum. Key schools in or near DY10 include Holy Trinity School (all-through), Baxter College, and specialized, independent, or surrounding options like Wyre Forest School, Aurora Wilden View School, or Heathfield Knoll School.

THE PROPERTY

The accommodation is arranged on one level and briefly comprises a welcoming entrance hall providing access to the main living areas.

The main reception room offers a bright and comfortable living space.

The kitchen is fitted with a range of base and wall units with work surfaces and space for appliances, together with a door providing access to the conservatory.

There are two bedrooms, both well proportioned, together with a family bathroom fitted with a suite including bath, wash hand basin and WC.

A conservatory to the rear of the property provides an additional seating area overlooking and providing access to the rear garden.

OUTSIDE

To the front of the property there is a driveway providing off-road parking and access to a detached garage.

The rear garden is on two levels and offers an enclosed outdoor space, part slabbed, part gravelled with flower borders.

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 B band 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 £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