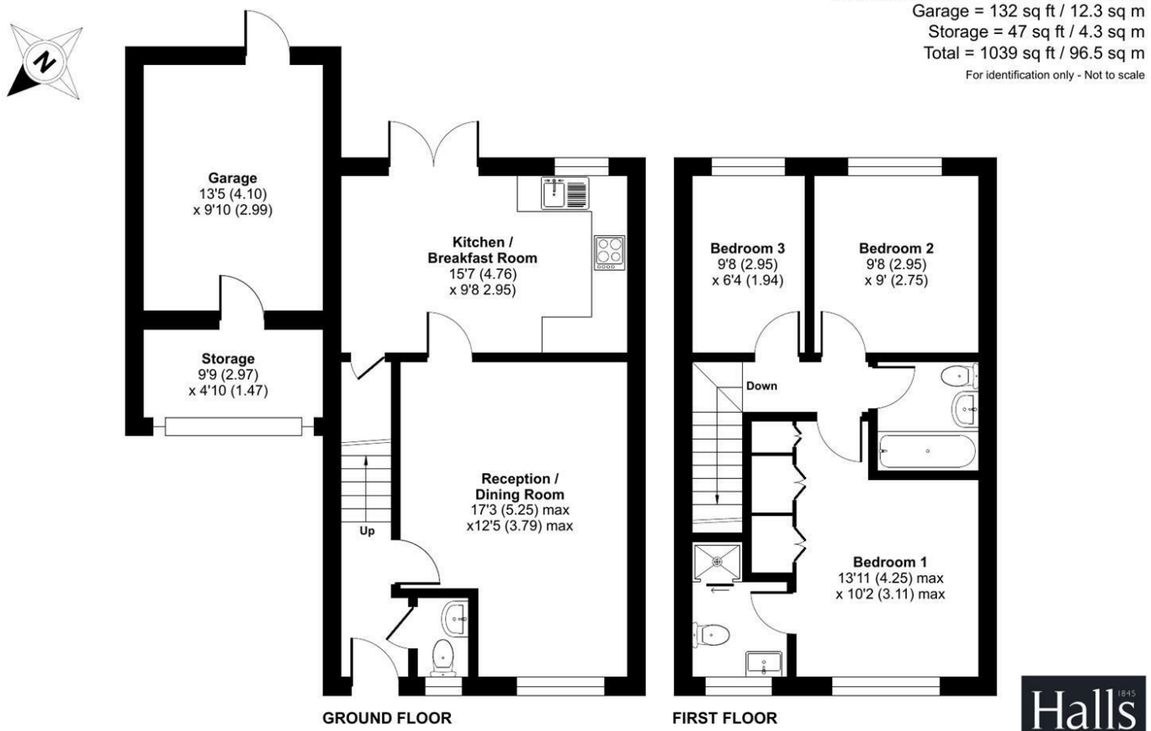
FOR SALE

30 Hawkstone Close, Kidderminster, DY11 5EH

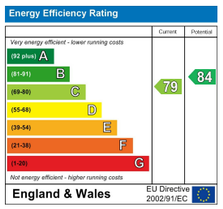
Approximate Area = 860 sq ft / 79.9 sq m
Garage = 132 sq ft / 12.3 sq m
Storage = 47 sq ft / 4.3 sq m
Total = 1039 sq ft / 96.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1424522

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 £270,000

30 Hawkstone Close, Kidderminster, DY11 5EH

Beautifully presented three-bedroom end of terrace home with driveway, garage and enclosed rear garden, offering spacious family accommodation in a popular and convenient Kidderminster residential location.

FOR SALE

1 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s

- **Three Bedroom End of Terrace Home**
- **Spacious Living Room**
- **Family Bathroom & Separate En Suite Shower Room**
- **Driveway Parking**
- **Attached Garage & Outbuilding**
- **Enclosed Rear Garden**
- **Popular Residential Location**
- **Electric Vehicle Charging Point**

DESCRIPTION

Halls are delighted with instructions to offer Hawkstone Close for sale by Private Treaty.

A well-presented three-bedroom end of terrace home offering spacious accommodation, driveway parking, garage and attractive rear garden, situated in a popular residential location.

SITUATION

Hawkstone Close is a well-regarded residential location within Kidderminster, conveniently placed for access to the town centre and its wide range of amenities including shops, supermarkets, schooling and transport links.

W3W

///appear.hook.bars

DIRECTIONS

From the agent's office Northerly direction, after a short distance turn right onto Marlpool Place, following the road around and exiting right onto Marlpool Lane, at the mini roundabout turn onto Willowfield Drive, follow the road then turn right onto Puxton Drive, then after a distance turn right onto Hawkstone Close, where you will find the property on the right hand side.

SCHOOLING

The area is served by a range of well-regarded schools including St Catherine's CE Primary School, Franche Community Primary School, C of E Secondary School and Baxter College. Independent schooling is available at Heathfield Knoll School in Wolverley, providing education from nursery through to sixth form.

THE PROPERTY

This attractive end of terrace home provides well-balanced accommodation extending to approximately 860 sq ft (79.9 sq m) together with an attached garage and useful outbuilding, making it an ideal home for families, first-time buyers or those seeking additional storage or workspace.

The property is entered via a welcoming entrance hall leading through to the main reception room. The living/dining room is a bright and spacious area and enjoying excellent natural light, providing a comfortable setting for both everyday living and entertaining.

To the rear, the kitchen/breakfast room is fitted with a range of contemporary base and wall units complemented by work surfaces and integrated appliances. There is ample space for casual dining, and the room benefits from views over the rear garden together with access to the outside.

To the first floor are three well-proportioned bedrooms.

The accommodation is complimented by a family bathroom comprising of a white matching suite to include bath, WC and wash hand basin.

An ensuite shower room to the master bedroom offers added convenience for family living.

OUTSIDE

The property is approached via a driveway providing off-road parking and access to the attached garage.

To the rear, the property enjoys an enclosed garden predominantly laid to lawn with a paved seating area ideal for outdoor dining and entertaining.

A useful outbuilding provides further storage.

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 B 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