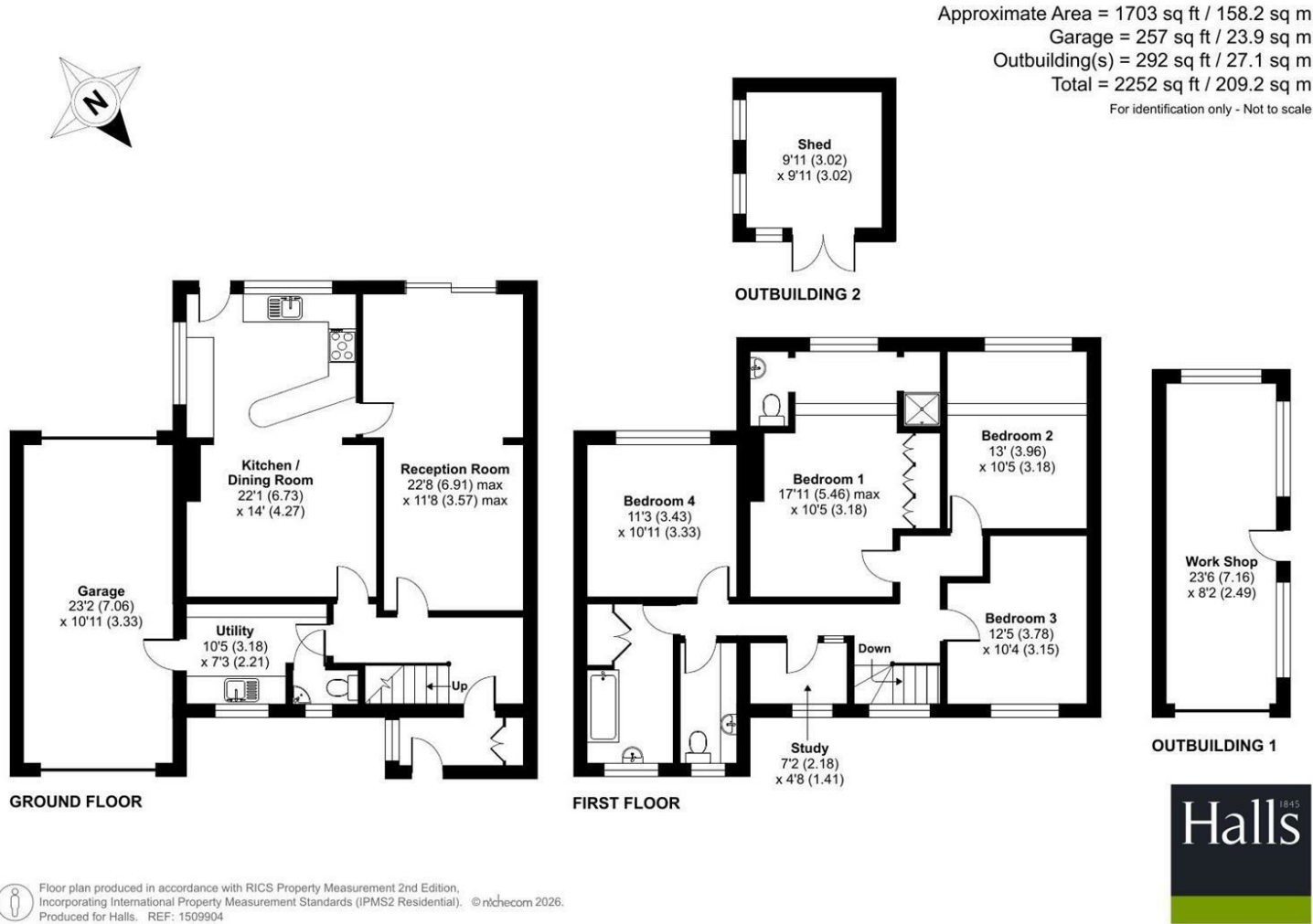


FOR SALE

25 Hayes Road, Wolverley, Kidderminster, DY11 5UL



FOR SALE

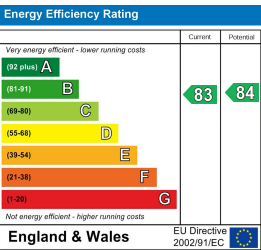
Offers in the region of £375,000

25 Hayes Road, Wolverley, Kidderminster, DY11 5UL

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-proportioned four-bedroom family home, offering spacious and versatile accommodation together with a garage, useful outbuildings and established gardens, conveniently situated within the popular village of Wolverley.



01562 820880

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



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1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Four-bedroom semi-detached home
- Generous kitchen/dining room
- Spacious reception room
- Established gardens and off-road parking
- Garage, workshop and useful outbuilding
- Ideal for growing families

Halls are delighted with instructions to offer Hayes Road for sale by Private Treaty.

A well-proportioned family home, providing generous accommodation arranged over two floors and complemented by established gardens, off-road parking, an integral garage and useful additional outbuildings.

SITUATION

The property occupies a pleasant position within the popular village of Wolverley, a well-established Worcestershire village surrounded by attractive countryside yet conveniently placed for access to Kidderminster and the wider Wyre Forest area.

Wolverley offers a good range of local amenities, including schooling, public houses, recreational facilities and post office, whilst the nearby town of Kidderminster provides a comprehensive range of shopping, leisure and everyday facilities together with a railway station offering services to Birmingham and beyond.



W3W

///ends.smiled.slang

DIRECTIONS

From the agent's office on the Franche Road DY11 5AP, proceed in a Northerly direction, at the roundabout, take the 3rd exit onto the Wolverley Road/B4190, continue to follow B4190 after a distance turn left onto Fairfield Lane, then right onto Hayes Road.

Turn left onto Sebright Road and then right again onto Hayes Road where the property will be on your left.

SCHOOLING

The property lies within a convenient proximity to a number of well regarded state and private schools, including St.Catherine's C of E Primary, Franche Primary School, Wolverley Sebright Primary, Baxter College, Wye Forest School, Heathfield Knoll School, Nurture Learning, and Wribbenhall School.

PROPERTY

The ground floor is centred around a particularly generous kitchen/dining room, providing an excellent space for everyday family life and entertaining, with a comprehensive range of fitted units, extensive work surfaces and ample room for a dining table.

A spacious reception room enjoys a pleasant outlook towards the rear garden, with french doors providing access.

The ground floor accommodation is further complemented by a useful utility room, WC and an integral garage, providing excellent practical storage.



On the first floor, the landing provides access to four well-proportioned bedrooms and a study, offering excellent flexibility for family occupation, guests or home working.

The principal bedroom benefits from its own en-suite shower room and fitted wardrobes, whilst the remaining bedrooms are served by the family bathroom.

OUTSIDE

The property is approached over a private driveway providing useful off-road parking and access to the integral garage.

To the rear is an attractive and established garden, providing a pleasant setting for the property and offering excellent space for outdoor dining, entertaining and family recreation.

The garden features areas of lawn together with mature planting and established trees and shrubs, along with a patio adjoining the house.

A particularly useful addition is the detached workshop, providing excellent space for storage, hobbies or home projects, together with a further detached garden store/outbuilding.

SERVICES

We understand that the property benefits from mains electricity, gas, water and drainage, with the property benefitting from solar panels.

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