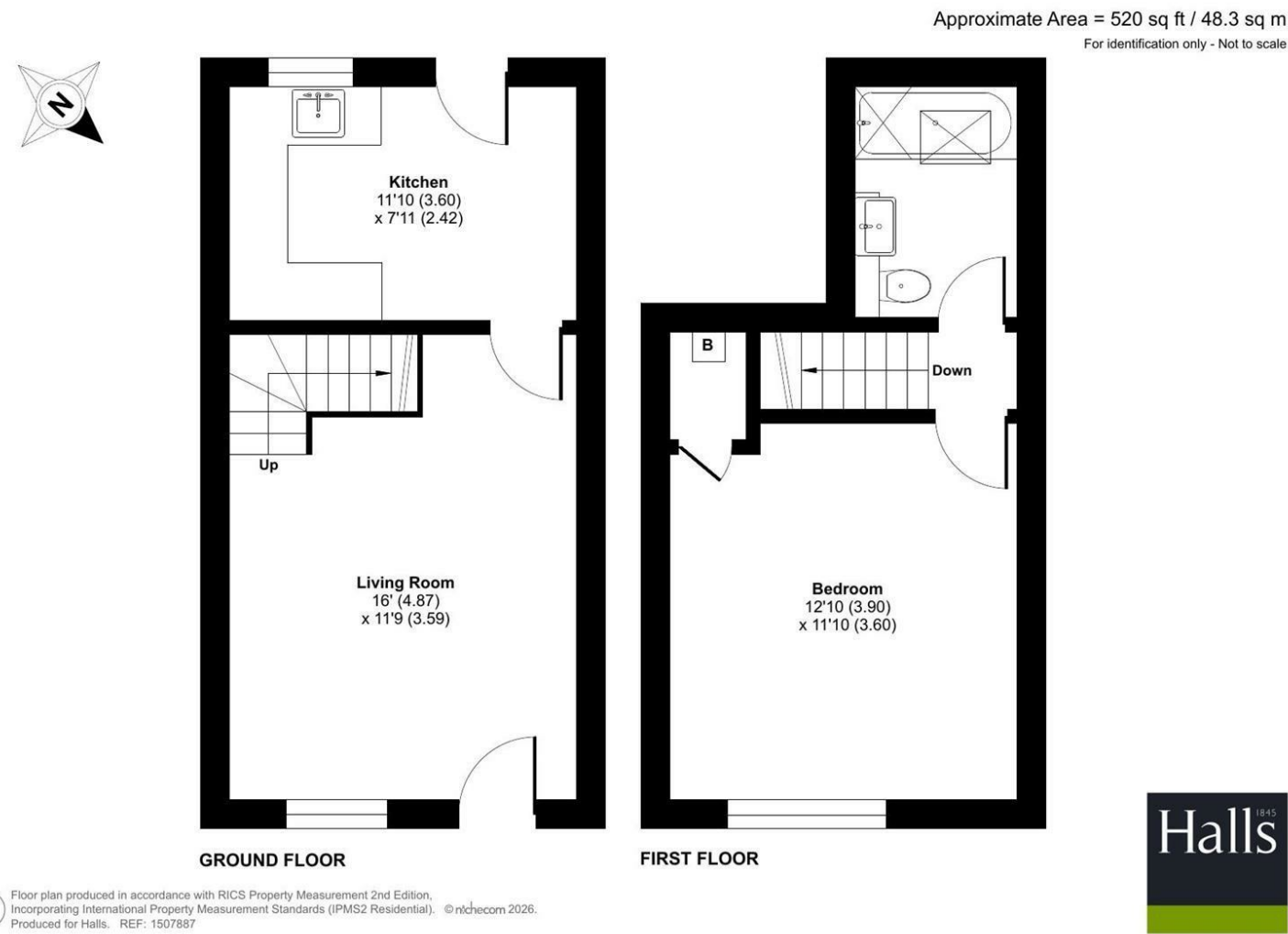


FOR SALE

1 Chestnut Court Franche Road, Kidderminster, DY11 5AL



FOR SALE

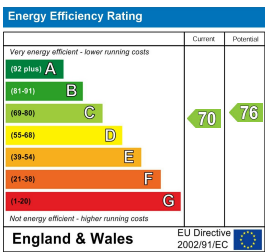
Offers Over £130,000

1 Chestnut Court Franche Road, Kidderminster, DY11 5AL

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 one-bedroom home offering approximately 520 sq ft of accommodation, comprising a spacious living room, fitted kitchen and a generous double bedroom



01562 820880

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



OnTheMarket.com



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1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- One-bedroom home ideal for first-time buyers or downsizers
- Spacious living room
- Generous double bedroom
- Enclosed private rear garden
- Fitted kitchen with access to the rear garden
- No upward chain

Halls are delighted with instructions to offer Chestnut Court for sale by Private Treaty.

A well-proportioned one-bedroom home offering a spacious living room, fitted kitchen, generous double bedroom and first-floor bathroom, together with the benefit of a private enclosed rear garden.

SITUATION

The property occupies a convenient position just off Franche Road, everyday facilities are readily accessible, including local shops, supermarkets, leisure facilities and public transport connections.

Kidderminster town centre provides a comprehensive range of shopping and recreational facilities, together with a railway station offering services towards Birmingham and Worcester.

The surrounding road network also provides convenient access to neighbouring towns and the wider West Midlands.



W3W

///heats.model.cracks

DIRECTIONS

From Halls' office on Franche Road, proceed in a northerly direction. After a short distance, Number 1 Chestnut Court will be found on the left-hand side

SCHOOLING

The area is served by highly regarded schools including Franche Primary School, St Catherine's CE Primary School, St John's CE Primary School, Wolverley C of E Secondary School and Baxter College.

For independent options, Heathfield Knoll School in Wolverley provides education from nursery through to sixth form.

PROPERTY

The property is approached through a front entrance door which opens directly into a spacious living room, providing an inviting principal reception space.

To the rear is the Kitchen, fitted with a range of base units incorporating work surfaces and space for domestic appliances.

A window provides an outlook over the rear garden, whilst a door gives direct access outside.



On the first floor, the accommodation comprises a generous double bedroom, providing ample space for bedroom furniture.

Completing the accommodation is the bathroom, fitted with a suite comprising a panelled bath with shower over, wash hand basin and WC.

OUTSIDE

To the rear of the property is a private enclosed garden, providing established planting and fenced boundaries.

A pathway leads through the garden, which offers excellent scope for a purchaser to landscape and personalise to their own requirements.

There is also parking to the rear of the property via Mouse Lane

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 £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