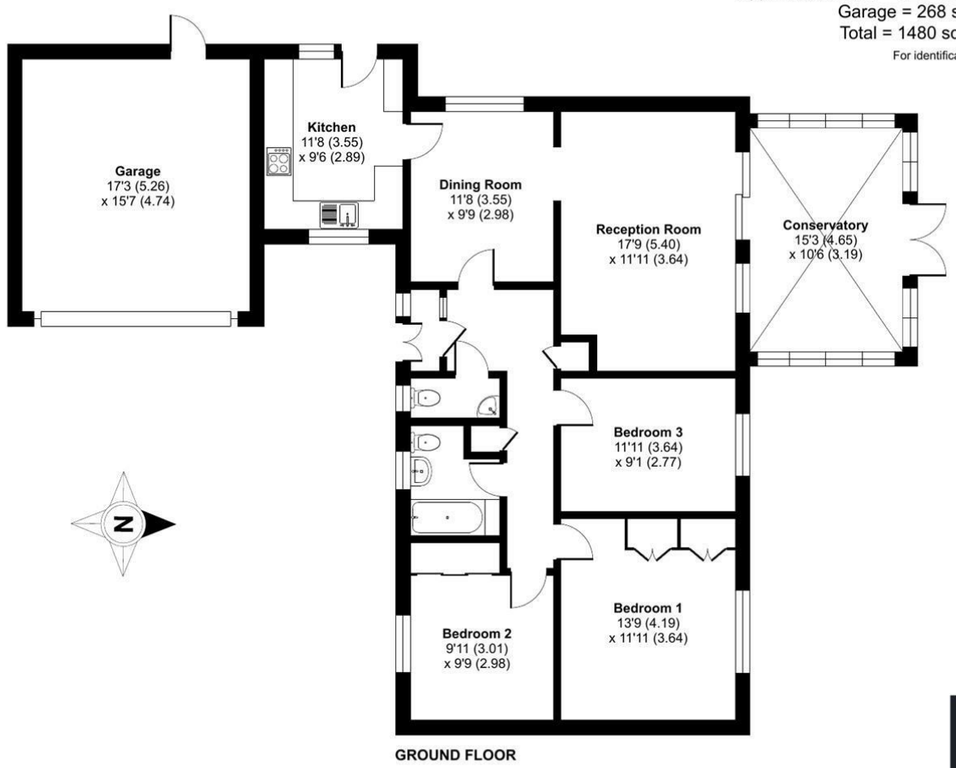
Approximate Area = 1212 sq ft / 112.6 sq m
Garage = 268 sq ft / 24.9 sq m
Total = 1480 sq ft / 137.5 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1473213

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

KIDDERMINSTER SALES

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

01562 820880 kidderminster@hallsgb.com

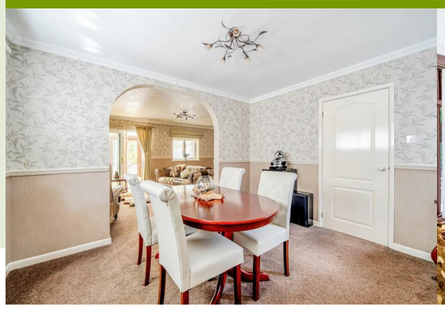
www.hallsgb.com

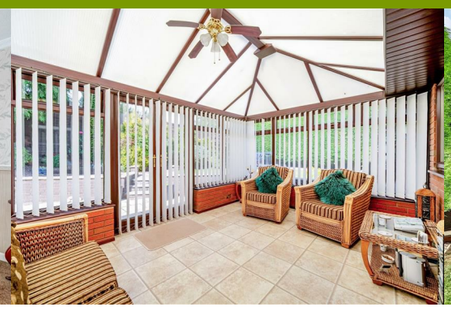
1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.



58A FAIRFIELD LANE

| KIDDERMINSTER | | DY11 5QJ







An immaculately presented detached bungalow enjoying spacious and versatile accommodation, generous gardens and secure gated parking within one of Kidderminster's most desirable residential locations.

Offers in the region of £440,000



3 3 1 D

- **Detached three-bedroom bungalow**
- **Gated driveway with extensive parking**
- **Detached garage**
- **Spacious conservatory overlooking the garden**
- **Three reception areas**
- **Well-maintained and private rear garden**
- **Sought-after residential location**

Halls are delighted with instructions to offer Fairfield Lane for sale by Private Treaty.

This attractive detached bungalow provides beautifully proportioned accommodation extending to approximately 1,212 sq ft and offers a superb opportunity for those seeking spacious single-storey living.

SITUATION

Fairfield Lane occupies a highly regarded position on the northern side of Kidderminster, conveniently situated for a wide range of local amenities whilst enjoying a pleasant residential setting. The property offers excellent access to Wolverley, Bewdley and the surrounding Worcestershire countryside, whilst Kidderminster town centre provides comprehensive shopping, leisure and transport facilities.

The area is particularly popular with families and retirees alike, benefitting from excellent schooling, nearby recreational facilities and convenient road links to Worcester, Birmingham and the wider motorway network.

W3W

///risk.plays.area



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, the property will be found on the right hand side.

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 property is approached through impressive wrought iron gates which open onto a substantial driveway providing parking for numerous vehicles and leading to the detached garage.

Internally, the accommodation is both spacious and versatile. A welcoming entrance hall provides access to the principal rooms, including a generous living room which enjoys an abundance of natural light and offers an excellent space for both relaxation and entertaining.

The dining room provides a separate formal entertaining area and flows conveniently into the kitchen, which is fitted with a comprehensive range of wall and base units together with ample worktop space. The adjoining conservatory enjoys delightful views over the rear garden and provides an additional reception area ideal for year-round enjoyment.



The bungalow offers three well-proportioned bedrooms with a main bathroom and separate cloakroom.

The flexible layout would equally suit families, downsizers or those seeking accessible accommodation without compromising on living space.

OUTSIDE

The property occupies a generous plot with beautifully maintained gardens to both the front and rear. The rear garden is a particular feature, being predominantly laid to lawn and complemented by established shrubs, specimen planting and attractive seating areas.

A paved terrace provides the perfect setting for outdoor dining and entertaining, whilst the conservatory seamlessly connects the indoor and outdoor living spaces. The gardens enjoy a high degree of privacy and create an attractive backdrop throughout the seasons.

To the front, wrought iron gates open onto a large tarmacadam driveway providing ample parking for numerous vehicles and leading to the detached garage, offering additional storage and workshop space.

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 E 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