

# 20 GOULD AVENUE EAST

## | KIDDERMINSTER | | DY11 7HH







A generously proportioned four-bedroom family home offering versatile accommodation, off-road parking and an established rear garden, conveniently situated for the amenities of Kidderminster.

**Offers in the region of £230,000**





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- **Generously proportioned four-bedroom family home**
- **Two reception rooms providing flexible living accommodation**
- **Four well-proportioned bedrooms**
- **Two bath/shower rooms**
- **Off-road parking to the front**
- **Established enclosed rear garden**
- **Convenient position for local amenities and schooling**

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

A generously proportioned four-bedroom family home offering well-arranged and versatile accommodation, including two reception rooms and two bath/shower rooms. The property is complemented by off-road parking and an established enclosed rear garden, all conveniently situated for access to Kidderminster town centre, local schooling and everyday amenities.

## SITUATION

Gould Avenue East is conveniently situated within an established residential area of Kidderminster, well placed for access to a broad range of everyday amenities.

Kidderminster town centre offers an extensive selection of shops, supermarkets, cafés and restaurants, together with leisure and recreational facilities. The property is also conveniently positioned for access to the surrounding road network, providing connections towards Bewdley, Stourport-on-Severn, Worcester and the wider West Midlands.

## W3W

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## SCHOOLING

The area is served by a range of well-regarded schools including Sutton Park Primary School, Foley Park Primary School, Secondary schools locally are King Charles School, Baxter College. Independent schooling is available at Heathfield Knoll School in Wolverley, providing education from nursery through to sixth form.

## PROPERTY

The property provides two reception rooms, creating useful flexibility for both everyday living and dining, together with a fitted kitchen and four bedrooms served by two bath/shower rooms.

Whilst offering comfortable accommodation in its present form, the property also provides an incoming purchaser with the opportunity to introduce their own decorative style and further enhance the accommodation according to individual requirements.

The property is principally approached from the front, where an entrance door opens into the ground-floor accommodation.

The principal living room is a comfortably proportioned reception space with a window providing natural light and ample room for a range of freestanding seating furniture. A feature fireplace creates a natural focal point to the room.

A separate dining room provides valuable additional reception space and offers sufficient room for a family dining table and associated furniture, making it equally suitable as a more informal sitting room or home-working space if required.

The kitchen is fitted with a selection of matching base and wall-mounted units complemented by work surfaces, an inset sink and integrated cooking appliances, with a window and external door providing a pleasant outlook and convenient access towards the rear garden.





The bedroom accommodation comprises four bedrooms, offering excellent flexibility for a growing family, visiting guests or those requiring dedicated home-working accommodation, and these are complemented by two bath/shower rooms.

## OUTSIDE

The property is complemented by useful external space to both the front and rear.

To the front is a predominantly hard-landscaped area providing convenient off-road parking, with established hedging and planting offering a degree of screening from the road.

The rear garden is of a particularly useful size and is predominantly laid to lawn, with a pathway extending through the garden and established borders, shrubs and hedging providing an attractive backdrop and a degree of privacy. A paved area provides useful space for outdoor seating and entertaining, whilst a timber garden building offers practical external 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 A on the local authority register.

## ANTI-MONEY LAUNDERING (AML) CHECKS

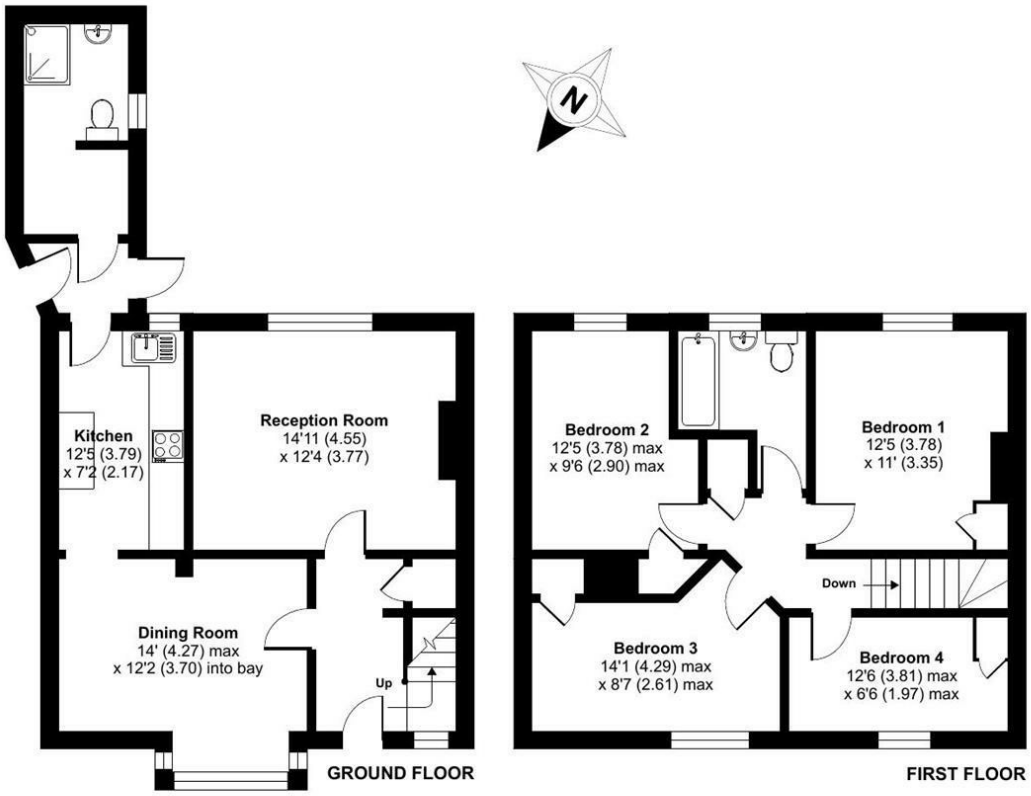
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach 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

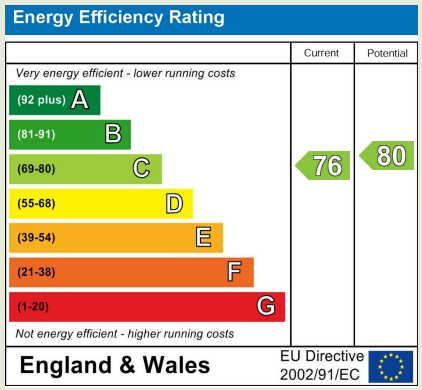
By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP

Approximate Area = 1251 sq ft / 116.2 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: 1502166




**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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## KIDDERMINSTER SALES

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

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www.hallsgb.com



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