

40 BALDWIN ROAD

| KIDDERMINSTER | | DY10 2TU







A traditional three-bedroom mid-terraced home offering well-proportioned accommodation, two reception rooms, off-road parking and an enclosed rear garden, conveniently situated within Kidderminster.

Offers in the region of £230,000





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- **A Three-Bedroom Mid-Terraced Home**
- **Two Well-Proportioned Reception Rooms**
- **Off-Road Parking**
- **Enclosed Rear Garden**
- **Ideal for First-Time Buyers and Growing Families**
- **No Onward Chain**

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

A traditional three-bedroom mid-terraced residence offering well-proportioned accommodation arranged over two floors, ideally suited to first-time buyers, young families and those seeking a conveniently located home.

SITUATION

The property occupies a convenient position within Kidderminster, offering an excellent selection of shopping and recreational facilities, together with supermarkets, restaurants, public houses, medical facilities and leisure amenities.

The town also benefits from a railway station providing services towards Birmingham and Worcester, making the location particularly convenient for those requiring access to the wider West Midlands.

The surrounding road network provides convenient access to the A456 and A442, with the neighbouring riverside towns of Bewdley and Stourport-on-Severn also readily accessible.

SCHOOLING

The property is well placed for a range of highly regarded educational establishments catering for all age groups.

Primary schooling is available nearby at St George's CofE School, Offmore Primary School, St Ambrose Catholic Primary School and St Mary's CofE (VA) Primary School.

Secondary education is served by Holy Trinity School (all-through 4–18), King Charles I School and Baxter College, all within easy reach.

The area is also well served by a selection of independent schools, including Heathfield Knoll School in Kidderminster, with further independent options available in Worcester and Bromsgrove.

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THE PROPERTY

The property opens into a hallway, from which access is provided to the principal ground-floor accommodation.

The front reception room is a welcoming space, featuring an attractive bay window which allows natural light to fill the room, whilst a fireplace provides a focal point. The room offers comfortable proportions for everyday relaxation.

To the rear, a second reception room provides a versatile setting for dining and family living, with a further fireplace adding character. Sliding glazed doors open directly onto the rear garden, creating a pleasant connection between the internal accommodation and outside space.

The adjoining kitchen is fitted with a range of wall and base units, complemented by work surfaces and tiled splashbacks, providing practical space for food preparation and everyday use.





Stairs rise to the first-floor landing, from which access is given to three bedrooms. The two principal bedrooms are well proportioned, offering comfortable accommodation, whilst the third bedroom provides flexibility for use as a child's bedroom, nursery or home office.

The accommodation is completed by a shower room, fitted with a shower enclosure, wash hand basin and WC.

OUTSIDE

The property benefits from off-road parking to the front, providing convenient access to the residence.

To the rear, an enclosed garden offers a pleasant outdoor space, featuring an area of lawn with established boundaries.

A paved area immediately adjoining the property provides scope for outdoor seating and dining, whilst the garden offers opportunities for further landscaping and personalisation.

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

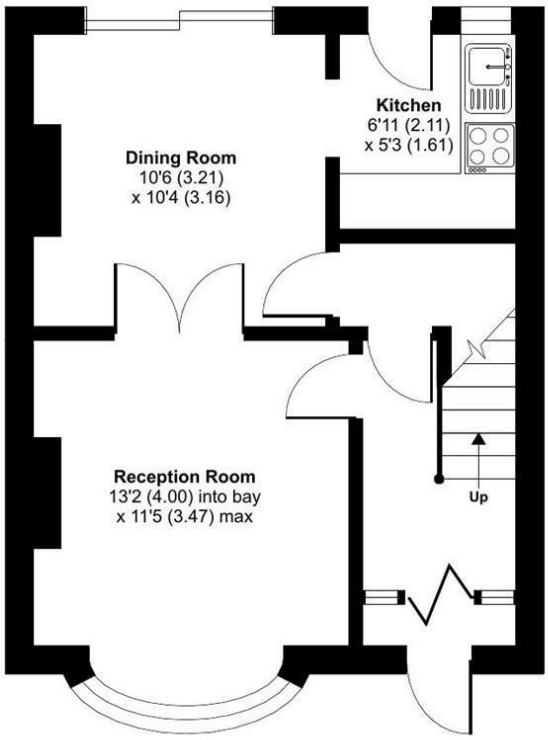
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach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

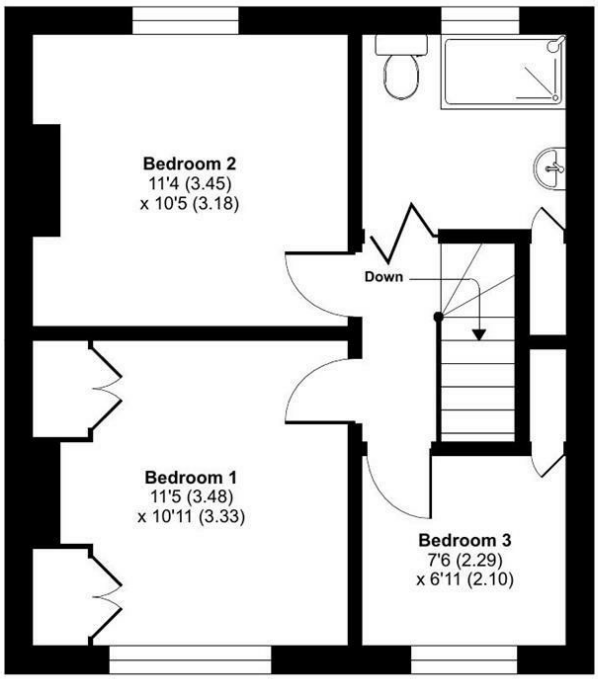
By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP

Approximate Area = 814 sq ft / 75.6 sq m

For identification only - Not to scale

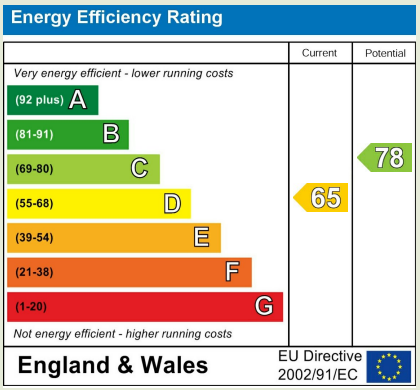


GROUND FLOOR



FIRST 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: 1541519



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

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www.hallsgb.com

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