



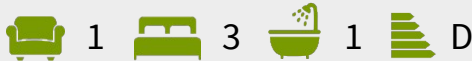
19 THE PATIOS

| KIDDERMINSTER || DY11 5AB



A three bedroom end-terrace property offering well-proportioned accommodation, a spacious conservatory and an enclosed, low-maintenance rear garden.

Offers in the region of £180,000



- Three Bedroom End-Terrace Property
- Spacious Reception Room with Feature Fireplace
- Well-Appointed Kitchen with Generous Storage
- Conservatory Overlooking the Rear Garden
- Three Bedrooms and Family Bathroom
- Enclosed, Low-Maintenance Rear Garden with Paved Seating Area
- Separate Garage
- Chain Free

Halls are delighted with instructions to offer The Patios for sale by Private Treaty.

A chain free, three bedroom end-terrace residence, offering well-proportioned and versatile accommodation within a popular residential area of Kidderminster.

The property provides a practical arrangement of living space, comprising a spacious reception room, fitted kitchen and a conservatory which enjoys a pleasant outlook over the rear garden. To the first floor are three bedrooms and a family bathroom, providing comfortable accommodation for a range of prospective purchasers.

Outside, the enclosed rear garden has been thoughtfully arranged for ease of maintenance, with a paved terrace offering an inviting setting for outdoor dining and relaxation.

A separate garage, conveniently situated within a block directly opposite the residence.

SITUATION

The Patios occupies a convenient position within an established residential area of Kidderminster, close to Franche Road and a range of everyday amenities, including local shops, supermarkets and recreational facilities.

Kidderminster town centre offers a comprehensive selection of shopping, dining and leisure opportunities, together with a railway station providing connections towards Birmingham and Worcester.

The surrounding road network provides convenient access to neighbouring towns and the wider West Midlands, making the property well placed for commuters and those seeking access to local facilities.



SCHOOLING

The area is well served by a range of schooling options. Local primary schools include St.John's C of E Primary School, St Catherines C of E Primary and Franche Primary School.

While secondary education is provided by Baxter College, Wolverley C of E secondary school and King Charles I School, all of which are well regarded and easily accessible.

Further state and independent schooling options can be found in the wider Kidderminster, Stourbridge and Worcester areas.

W3W

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THE PROPERTY

The Patios offers a well-arranged layout, providing comfortable living accommodation across two floors, complemented by a conservatory overlooking the rear garden.

The property is entered into the kitchen, which benefits from a generous arrangement of fitted wall and base units, complemented by work surfaces and space for domestic appliances. Its practical layout provides ample storage and preparation space, whilst a window allows natural light into the room.

The spacious reception room provides an inviting setting for both everyday living and entertaining.

A feature fireplace creates an attractive focal point, whilst the room offers ample space for comfortable seating and additional furnishings.

A glazed opening leads through to the conservatory, creating a natural connection between the principal living accommodation and the garden.

The conservatory provides a versatile additional reception space, enjoying extensive glazing and direct access to the rear terrace.

This light-filled room lends itself particularly well to use as a dining area, garden room or informal sitting room.

The property also benefits from a roof replacement undertaken approximately 10 years ago, with a further five years remaining on the existing warranty.



To the first floor, the accommodation comprises three bedrooms, each offering flexibility for family members, guests or home working.

The principal bedroom benefits from generous proportions, whilst the remaining bedrooms provide further adaptable accommodation.

A family bathroom, fitted with a bath and separate shower enclosure, completes the first-floor arrangement.

OUTSIDE

The property benefits from an enclosed rear garden, thoughtfully arranged to provide an attractive and easily maintained outdoor space.

Predominantly laid to paving, the garden offers ample room for outdoor furniture, creating a pleasant setting for alfresco dining, entertaining and relaxation.

The garden is accessed directly from the conservatory, allowing the internal and external spaces to be enjoyed together during the warmer months.

To the front, established planting and a paved pathway create an attractive approach to the property.

The property further benefits from a separate garage, conveniently situated within a block directly opposite the residence, providing useful additional space for secure parking or 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.



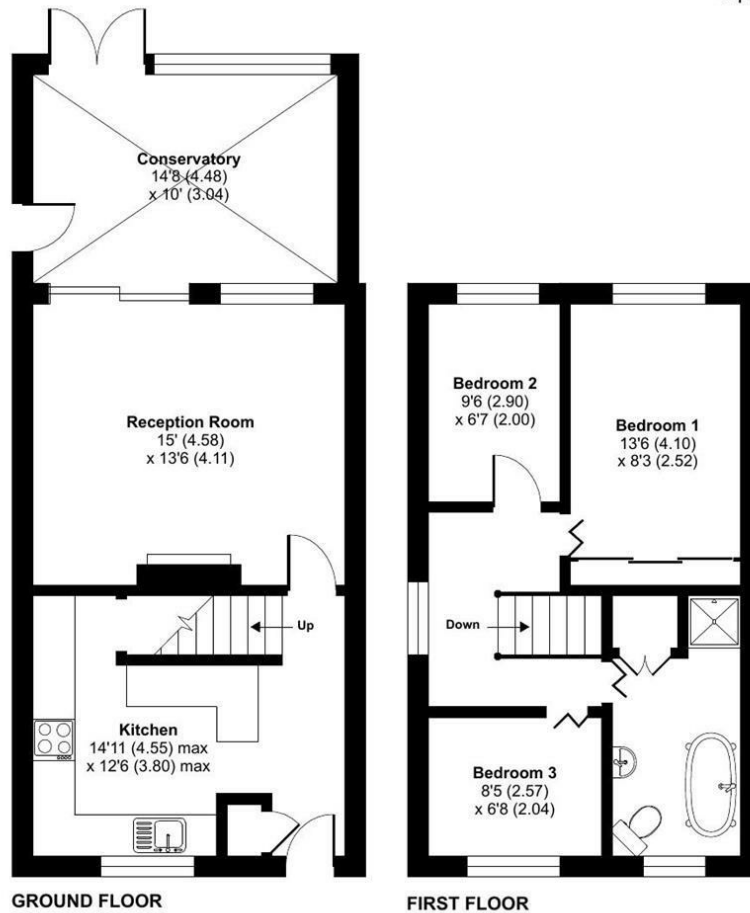
ANTI-MONEY LAUNDERING (AML) CHECKS

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.

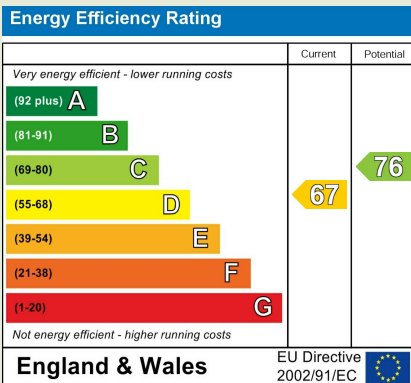
VIEWINGS

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

Approximate Area = 957 sq ft / 88.9 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). © nitchcom 2026. Produced for Halls. REF: 1538726



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.



KIDDERMINSTER SALES

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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

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