



2 OAK GROVE

KIDDERMINSTER | WORCESTERSHIRE | DY10 3AL





2 OAK GROVE

KIDDERMINSTER | WORCESTERSHIRE | DY10 3AL

Kidderminster 1.6 miles | Worcester 14 miles | Birmingham 18 miles |
(all mileages are approximate)

A WELL APPOINTED FOUR BEDROOM DETACHED FAMILY HOME
OCCUPYING A DESIRABLE POSITION WITHIN A POPULAR RESIDENTIAL
CUL-DE-SAC.

Four-bedroom detached family home
Open-plan kitchen/dining room and orangery
Separate reception room and study
Utility room and integral garage
Sought-after residential cul-de-sac location



Kidderminster Office

Gavel House, 137 Franche Road,
Kidderminster, Worcestershire, DY11 5AP

T: 01562 820880

E: kidderminster@hallsgb.com

Viewing is strictly by appointment with the selling agents

DESCRIPTION

Halls are delighted with instructions to offer Oak Grove, Kidderminster for sale by Private Treaty.

The property provides spacious and thoughtfully arranged accommodation, ideal for modern family living. Internally, the layout combines open-plan living with more traditional reception space, orangery, utility room, study and well-proportioned bedrooms.

SITUATION

Oak Grove occupies a convenient residential position within Kidderminster, well placed for access to local amenities, schooling and transport links.

The town centre is readily accessible, with further facilities available throughout the wider Wyre Forest area.

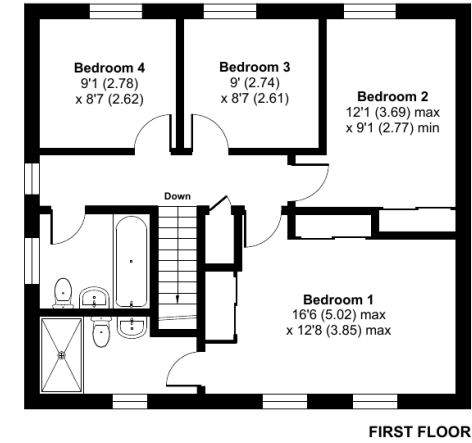
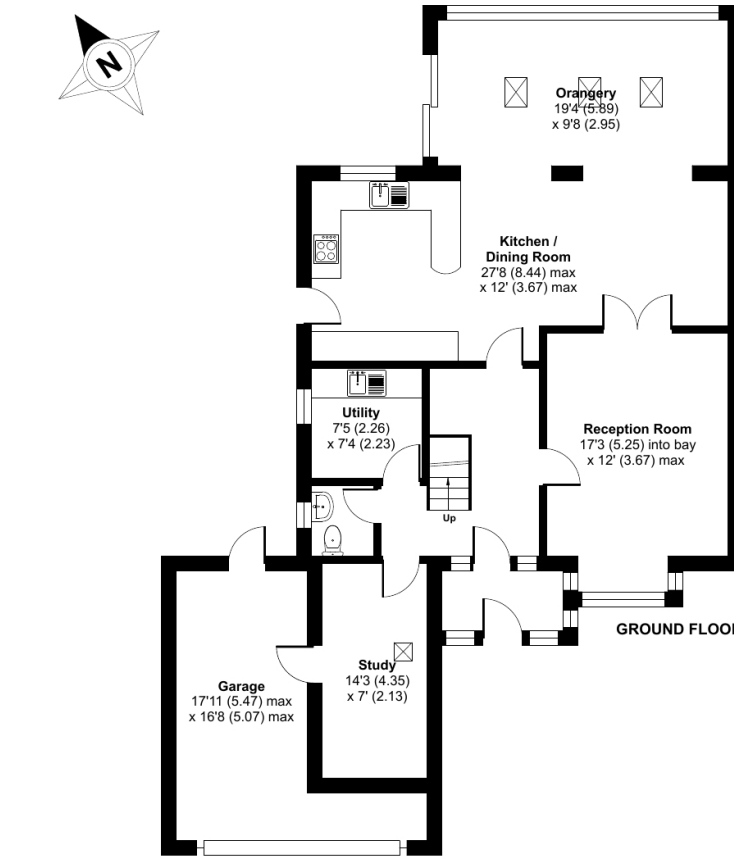
SCHOOLING

The area is well served by a range of established schooling options. Local primary provision includes St George's Church of England Primary School, Offmore Primary School and Comberton Primary School, together with other nearby village primaries. Secondary and all-through education is available at Holy Trinity School (4–18) and King Charles I School (11–18), with additional options in the wider Kidderminster area and independent schooling available nearby.

PROPERTY

The accommodation is arranged over two floors and briefly comprises:

To the ground floor, the property is entered via a welcoming entrance hall which provides access to a reception room, together with an impressive open-plan kitchen and dining area that flows through to the orangery, providing additional living space and enjoying



Approximate Area = 1758 sq ft / 163.3 sq m
Garage = 182 sq ft / 16.9 sq m
Total = 1940 sq ft / 180.2 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). © n/checom 2026. Produced for Halls. REF: 1403604



views over the rear garden forming the heart of the home and offering an excellent space for everyday family living and entertaining.

A useful study provides ideal accommodation for home working or a quiet retreat, complemented by a separate utility room and a convenient ground floor cloakroom/WC.

To the first floor, the property offers four well-proportioned bedrooms, all enjoying good levels of natural light and providing flexible accommodation suitable for family living, guest rooms or home working. The bedrooms are served by two well-appointed bath/shower rooms, including en-suite facilities to the principal bedroom, together with a further family bathroom, ensuring comfort and convenience for modern family requirements.



OUTSIDE

Externally, the property enjoys a generous rear garden extending to a notable depth, incorporating well-maintained lawned areas together with a small woodland section to the far end, creating an attractive, private and natural backdrop.

The garden provides an excellent space for outdoor recreation, family use and entertaining, with a good degree of privacy throughout.

To the front, the property benefits from driveway parking which provides off-road parking and leads to the integral garage, offering secure parking and additional storage, further enhancing the practicality of the home.

DIRECTIONS

From the agent's office on Franche Road head towards Proud Cross Ringway, at the roundabout, take the 3rd exit onto A442. Keep left to continue towards Park Butts Ringway/A456, use the left lane to merge onto Park Butts Ringway/A456. At the roundabout, take the 2nd exit onto The Ringway/A456, at the roundabout, take the 2nd exit onto The Ringway/A451, at the roundabout, take the 1st exit onto Comberton Hill/A448. Continue to follow A448. Turn right onto Hill Grove Crescent after a short distance turn left into Oak Grove.

VIEWING

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

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

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.

LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF

COUNCIL TAX

Council Tax Band – F

DIRECTIONS

What3Words ///love.school.handy



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



