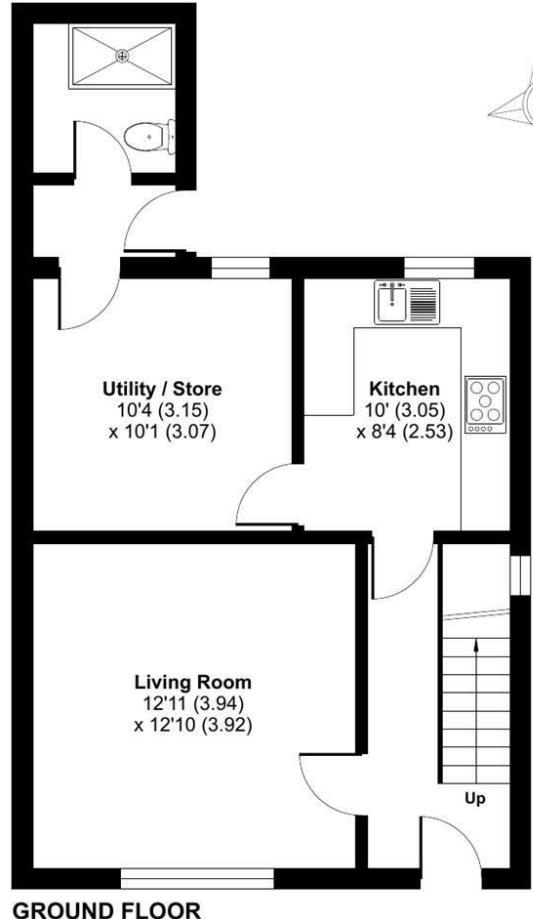
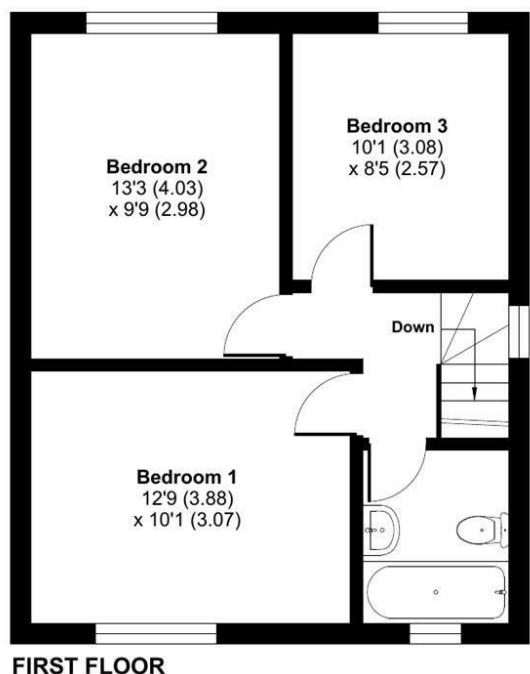


FOR SALE

293 Huncott Road, Kidderminster, DY10 2RQ



GROUND FLOOR



FIRST FLOOR

Approximate Area = 952 sq ft / 88.4 sq m  
For identification only - Not to scale

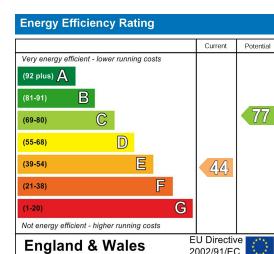
Halls

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1327996

**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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

#### Energy Performance Rating



FOR SALE

Offers in the region of £175,000

293 Huncott Road, Kidderminster, DY10 2RQ

Halls

01562 820880

Kidderminster Sales  
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP  
E: kidderminster@hallsbg.com

 RICS  
Regulated by RICS

 OnTheMarket.com

 The Property  
Ombudsman  
 APPROVED CODE  
TRADINGSTANDARDS.UK

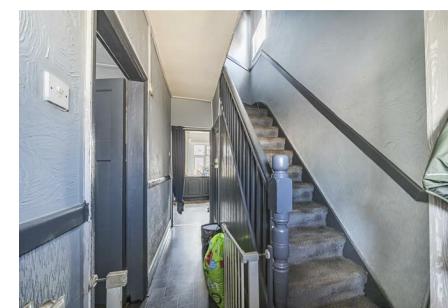
IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsbg.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsbg.com

01562 820880



Mileage (all distances approximate)

Kidderminster Station 1.5 miles Bewdley 5 miles Worcester 16 miles Birmingham 20 miles  
Blakedown 3 miles

2 Reception Room/s 3 Bedroom/s 1 Bath/Shower Room/s



#### ■ A Traditional Semi-Detached House

- In Need Of Modernisation Throughout
- Three Bedrooms & Bathroom
- Two Reception Rooms
- Fitted Kitchen & Cloakroom
- Private Gardens with Stores/Workshops
- Off Road Parking
- No Onward Chain

#### DIRECTIONS

From Kidderminster proceed on St Mary's Ringway, A456 and at the second roundabout take the exit for the Birmingham Road, A456. At the traffic lights turn left onto Chester Road North, A449 and at the traffic lights turn right into Hurnott Road, and continue for a short distance and the property will be found on the right hand side as indicated by the agents For Sale board.

#### LOCATION

The property is conveniently located for a range of local amenities and Kidderminster Railway Station as well as being on a bus route with an efficient local bus service and convenient road and rail links to the surrounding Towns, Villages and Cities to include Birmingham which is approximately 20 miles and the cathedral city of Worcester approximately 16 Miles distant which provides direct rail connections to London, Paddington and Birmingham. There is M5 motorway access via junction 5 at Wychbold and junctions 6 & 7 to the north and south of Worcester.

#### INTRODUCTION

A well proportioned semi detached house set in this convenient location on the Eastern outskirts of Kidderminster, well placed for local amenities. The property is available with no onward chain and requires significant modernisation with accommodation comprising of three bedrooms and a first floor bathroom with two ground floor reception rooms, fitted kitchen and ground floor cloakroom. The property offers off road parking to the front and private enclosed gardens to the rear with useful stores & workshop.

#### FULL DETAILS

The property is approached off Hurnott Road over a gravelled hard standing area leading to the main entrance.

Main entrance of solid wooden panel and obscure glazed front door leading into the reception hall with a turning staircase to the first floor accommodation and access to the living room and fitted kitchen with useful under stairs storage pantry.

The living room is well proportioned with ceiling mounted light fitting, gas fire with wooden surround and mantle over. A UPVC double glazed box window to the front, a wall mounted radiator.

To the rear of the property is a fitted kitchen with matching base and eye level units, roll work top work surfaces with inset sink with single drainer and mixer tap. There is a ceiling mounted light fitting, UPVC double glazed window overlooking the rear gardens and access into the second reception/dining room.

The dining room is also situated to the rear of the property with a wall mounted gas fire with marble hearth and surround mantle over, fitted storage and shelving into the alcoves, a ceiling mounted light fitting, wall mounted radiator and UPVC double glazed window to the rear aspect. A part solid wooden panel and obscure glazed door gives access into a rear lobby with a quarry tiled floor and access to the rear gardens and to the ground floor cloakroom.

The cloakroom is extensively tiled with low level close couple WC and small obscure glazed side window. (Ground floor cloakroom currently has a fitted shower unit which will be removed and taken upon vacant possession completion).

To the first floor there is a landing with UPVC double glazed side window, power points, ceiling mounted fitting and wooden panel doors to all three bedrooms and bathroom.

Bedroom one can be found to the front of the property with radiator, power points, ceiling mounted light fitting and UPVC double glazed window.

Bedrooms two and three are both situated to the rear of the property with UPVC double glazed windows, power points, radiator and ceiling mounted light fitting.

The first floor bathroom has a concertina door and is extensively tiled with matching white suite of roll top claw foot bath with mixer tap and shower attachment, pedestal wash hand basin and low level close coupled WC. A ceiling mounted light fitting, radiator and obscure UPVC double glazed window to the front aspect.

#### OUTSIDE

To the front of the property there is gravelled hardstanding providing off road parking to both the front and side for several vehicles and there is pedestrian gated access to the enclosed rear gardens with a mixture of paved and gravelled hardstanding with a small area of lawn and pathway leading to the rear of the garden. There are several out buildings to the rear providing a mixture of storage and workshop there is external security lighting. One of the main outbuildings is a well proportioned store/workshop with glazed windows, pedestrian door and double timber door access.

#### SCHOOLING

The property is well placed for a choice of schooling. Local primary options include Comberton Primary School, Offmore Primary School, and St George's CE Primary School, all within easy reach. For secondary education, King Charles I School and Baxter College serve the area, alongside Holy Trinity School, an independent through-school offering both primary and secondary education. Nearby Kidderminster also provides access to a range of nurseries and early years facilities. Further afield, independent schooling can be found in Worcester, including RGS Worcester, King's Worcester, and Malvern College, all commutable from the property.

#### SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

#### FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

#### TENURE

Freehold with Vacant Possession upon Completion.

#### 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 £30 (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.