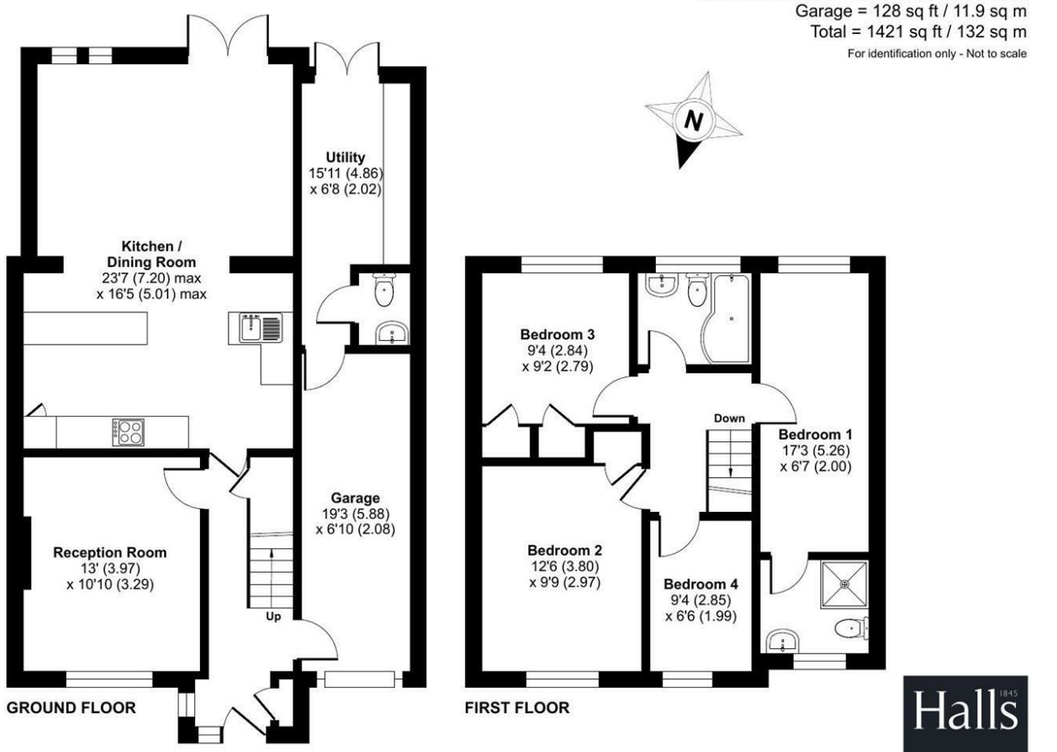
FOR SALE

160 Willowfield Drive, Kidderminster, DY11 5HA

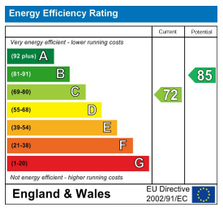
Approximate Area = 1293 sq ft / 120.1 sq m
Garage = 128 sq ft / 11.9 sq m
Total = 1421 sq ft / 132 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1502075

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



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
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FOR SALE

Offers in the region of £325,000

160 Willowfield Drive, Kidderminster, DY11 5HA

A beautifully presented four-bedroom family home, offering spacious and stylish accommodation ideally suited to modern family living. The property features an impressive open-plan living space, creating a wonderful setting for both everyday life and entertaining, complemented by well-proportioned bedrooms and a high-quality finish throughout. Further benefits include an integral garage, ample practical space and an attractive rear garden, providing an excellent outdoor area for relaxing and entertaining.

FOR SALE

2 Reception Room/s

4 Bedroom/s

2 Bath/Shower Room/s

- **Beautifully presented four-bedroom family home**
- **Impressive open-plan kitchen/dining and living space**
- **Separate reception room**
- **Principal bedroom with en-suite shower room**
- **Integral garage and off-road parking**
- **Attractive enclosed rear garden**

Halls are delighted with instructions to offer Willowfield Drive for sale by Private Treaty.

This beautifully presented four-bedroom family home offers spacious and thoughtfully arranged accommodation, combining contemporary interiors with excellent everyday practicality. A particular highlight is the impressive open-plan kitchen, dining and living area to the rear, creating a superb social space for both family life and entertaining. Further benefits include a separate reception room, utility area, principal bedroom with en-suite, integral garage, off-road parking and an attractive enclosed rear garden.

SITUATION
A convenient residential position within Kidderminster, well placed for access to the town centre and its comprehensive range of shops, supermarkets, leisure facilities and everyday amenities.

The property is also conveniently positioned for access to the surrounding road network, making it well suited to those commuting throughout Worcestershire and the wider West Midlands.

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DIRECTIONS
From the agents office on the Franche Road DY11 5AP, Head in a Northerley direction, after a short distance, turn right onto Marlpool Place. At the end of Marlpool Place turn right onto Marlpool Lane. At the roundabout, take the 1st exit onto Willowfield Drive continue for a distance and you will find the property on the right hand side.

SCHOOLING
The area is served by a range of well-regarded schools including St Catherine's CE Primary School, Franche Community Primary School, C of E Secondary School and Baxter College. Independent schooling is available at Heathfield Knoll School in Wolverley, providing education from nursery through to sixth form.

PROPERTY
The accommodation is approached through the entrance hall, which provides access to the principal ground-floor rooms and staircase rising to the first floor.

To the front is a well-proportioned stylish reception room, providing a comfortable and versatile living space which could equally lend itself to use as a sitting room, family room or home office.

The real centrepiece of the home is the superb open-plan kitchen, dining and living area extending across the rear. The kitchen is fitted with a stylish range of contemporary units complemented by generous work surfaces and breakfast bar while the living areas provide ample space for both everyday family life and entertaining. French doors open directly onto the rear garden, creating an excellent connection between the internal and external spaces.

A useful utility area provides additional practicality, while a ground-floor WC completes the downstairs accommodation. The property also benefits from direct access to the integral garage.

To the first floor are four bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room.

The remaining bedrooms provide excellent flexibility for family accommodation, guests or home working, with the family bathroom completing the first floor.

OUTSIDE
To the front, the property benefits from a driveway providing off-road parking and access to the integral garage, together with a low-maintenance frontage.

The rear garden is an especially attractive feature of the property and has been thoughtfully arranged to provide excellent space for relaxing and entertaining. A paved seating area immediately adjoining the house provides an ideal setting for outdoor dining, opening onto an established lawn with mature planting and further seating areas creating an appealing and private garden environmen

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 C 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 £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.

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