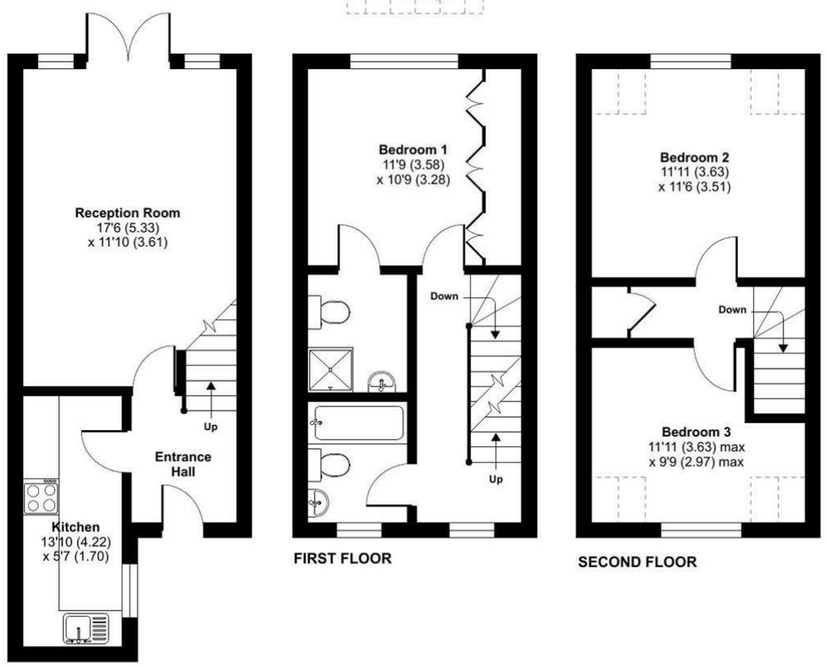
Approximate Area = 895 sq ft / 83.1 sq m
Limited Use Area(s) = 30 sq ft / 2.8 sq m
Total = 925 sq ft / 85.9 sq m
For identification only - Not to scale

Denotes restricted head height



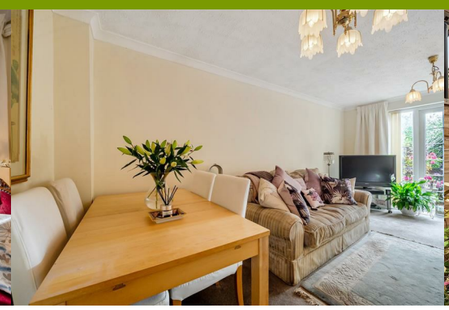

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1497525



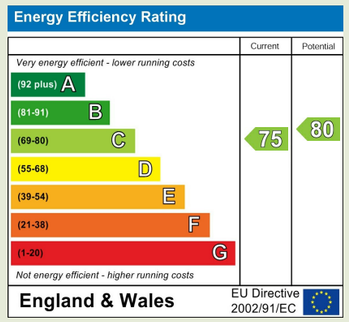
# 12 ADAMS COURT

## | KIDDERMINSTER | | DY10 2SF










**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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The Property Ombudsman

**KIDDERMINSTER SALES**

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

01562 820880 kidderminster@hallsgb.com

www.hallsgb.com

A conveniently situated three-bedroom townhouse offering well-proportioned accommodation arranged over three floors, with a particularly spacious reception room, two bath/shower rooms and an enclosed rear garden, all within easy reach of Kidderminster town centre.

**Offers Over £230,000**

**IMPORTANT INFORMATION - 1.** These particulars have been prepared in good faith to provide a fair overview of the property. Please request clarification of any matters important to your decision. **2.** No warranty is given regarding the property's structural condition or the working order of services, appliances, equipment or facilities, which have not been tested unless stated otherwise. Purchasers should arrange appropriate inspections and surveys. **3.** Photographs show selected areas only. Contents shown may not be included, and the property's appearance may have changed. No assumptions should be made about areas not photographed. **4.** All measurements, areas, aspects and distances are approximate and provided for guidance. Purchasers should verify any measurements critical to their requirements. **5.** Photographs, images, videos and other marketing materials may be digitally created or enhanced, including using artificial intelligence (AI). Such materials are illustrative and may not show the property exactly as it appears. Purchasers should verify details through inspection and enquiries. **6.** References to planning permissions or potential uses are provided in good faith. Purchasers should independently verify their accuracy and suitability with the relevant authorities before purchase. **7.** Descriptive opinions are given in good faith and should not be treated as guarantees. Purchasers should make appropriate enquiries to establish whether the property meets their requirements. **8.** Anti-Money Laundering (AML) checks are required by law. Halls Holdings Ltd charges £36 (including VAT) per purchaser for these checks. **9.** Halls Holdings Ltd may receive referral fees or commissions for introducing third-party services, including financial services, surveyors, solicitors and tradespeople. Such arrangements are disclosed in accordance with legal and regulatory requirements. Referral fees do not increase the cost of these services to you. For details, contact Halls Holdings LTD on 01743 450700.



1 3 2 C

- **Three-bedroom townhouse**
- **Enclosed rear garden**
- **Accommodation arranged over three floors**
- **Off-road driveway parking**
- **Convenient access to Kidderminster town centre**
- **Ideal for first-time buyers or growing families**

Halls are delighted with instructions to offer Adams Court for sale by Private Treaty.

An excellent opportunity to acquire a well-proportioned three-bedroom townhouse offering versatile accommodation arranged over three floors and ideally suited to first-time buyers, young families or those seeking a conveniently positioned home within easy reach of the amenities of Kidderminster.

## 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.



## W3W

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## DIRECTIONS

From the agent's office on the Franche Road DY11 5AP, head in a southwest direction. At the roundabout, take the 3rd exit onto Proud Cross Ringway/A442. Use the left lane to continue toward Park Butts Ringway/A456.

Use the left lane to merge onto Park Butts Ringway/A456. Continue to follow A456. At the roundabout, take the 2nd exit onto St Georges Ringway/The Ringway/A456. At the roundabout, take the 1st exit onto Coventry St/A456.

Continue to follow A456. Turn left onto Adams Ct. Destination will be on the left

## 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.



## PROPERTY

The property is principally accessed via an entrance hall, from where doors provide access into the ground floor accommodation and stairs rise to the upper floors.

Positioned immediately off the hall is a fitted kitchen, comprising a selection of base and wall units with work surfaces over and space for appliances.

Beyond lies the particularly well-proportioned reception room, with glazed double doors to the rear allowing direct access into the garden.

Stairs rise to the first-floor landing, from where access is provided into the principal bedroom, a comfortable double room with fitted wardrobes, together with a useful bathroom and shower room.

The accommodation continues to the second floor, where there are two further bedrooms, both offering useful proportions and flexibility for family living, guest accommodation or home working.

## OUTSIDE

To the front of the property, there is a driveway, providing off-road parking, with a paved pathway leading to the front door.

The property benefits from a small enclosed rear garden, offering a pleasant and easily maintained outdoor space. The garden incorporates a paved seating area together with established planting and mature shrubs, with timber fencing providing definition to the boundaries.



## 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