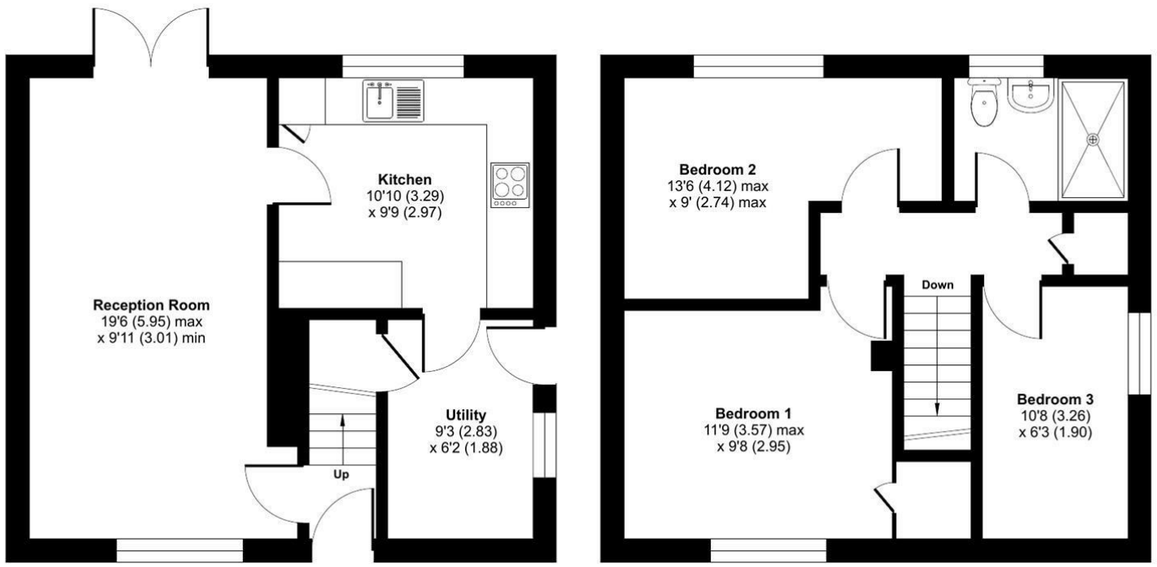
Approximate Area = 836 sq ft / 77.7 sq m

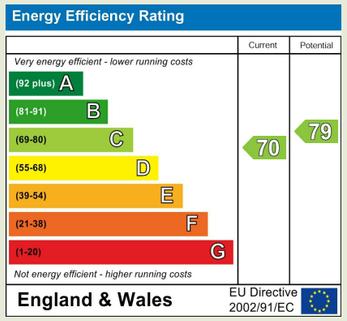
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1501390



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

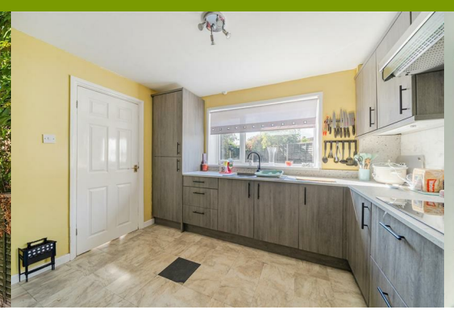
IMPORTANT INFORMATION - 1. These particulars have been prepared in good faith to provide a fair overview of the property. Please request clarification of any matters important to your decision. **2.** No warranty is given regarding the property's structural condition or the working order of services, 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.

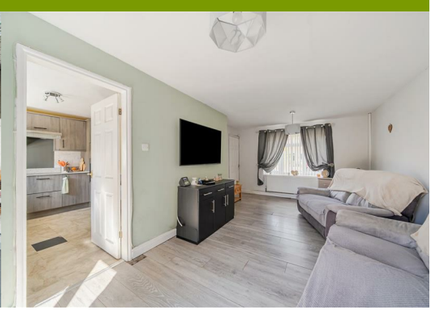


2 CATHEDRAL AVENUE

| KIDDERMINSTER | | DY11 6ER







A three-bedroom family home offering generous living accommodation and a private rear garden, all situated in a convenient residential location close to excellent local amenities.

Offers Over £190,000



1 3 1 C

- **Three-bedroom semi-detached home**
- **Stylish contemporary kitchen with utility room**
- **Spacious sitting room opening onto the garden**
- **Enclosed rear garden with patio and lawn**
- **Excellent location close to schools, amenities and transport links**
- **Ideal for first-time buyers and growing families**

Halls are delighted with instructions to offer Cathedral Avenue for sale by Private Treaty.

A three-bedroom semi-detached home that provides practical accommodation throughout.

Agents Notes:
Please note that the property is of non-standard construction. Prospective purchasers are advised to make their own enquiries regarding mortgage availability and suitability prior to making an offer.

SITUATION

Cathedral Avenue is situated in a popular and well-established residential area on the northern side of Kidderminster.

The location offers excellent convenience for families and commuters alike, with local shops, supermarkets and healthcare facilities all within easy reach.

Kidderminster town centre provides a comprehensive range of shopping, restaurants, cafés and leisure amenities, whilst nearby road links offer straightforward access towards Worcester, Stourbridge, Birmingham and the wider Midlands motorway network.

Rail services from Kidderminster also provide direct links to Birmingham, making the property well placed for those commuting.



W3W

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DIRECTIONS

From the agents office in Franche Road proceed in a Northerly direction and at the roundabout take the first exit onto Habberley Lane and again the second exit at the next roundabout onto Habberley Road.

Turn left onto Canterbury Road and then turn left onto Cathedral Avenue, where the property is on your right.

SCHOOLING

The property is ideally placed for a number of well-regarded educational establishments, making it an excellent choice for families.

Nearby primary schools include Franche Primary School, St Catherine's Church of England Primary School and St John's Church of England Primary School, whilst secondary education is available at Baxter College, Wolverley Church of England Secondary School and Holy Trinity School, all within easy reach.

PROPERTY

The property is entered via an entrance hall which provides access to the spacious sitting room, which is an excellent family living space, enjoying an abundance of natural light and ample room for both seating and entertaining.

French doors open directly onto the rear garden, creating a connection between the indoor and outdoor living spaces during the warmer months.

The contemporary kitchen has been attractively fitted with a comprehensive range of modern wall and base units complemented by generous work surfaces and integrated cooking appliances.



A useful utility room provides additional storage and appliance space whilst also offering access to the side of the property.

To the first floor are three well-proportioned bedrooms.

The principal bedroom is a generous double room with a storage cupboard, whilst the remaining bedrooms provide versatile accommodation suitable for children, guests or those working from home.

Completing the accommodation is a modern family shower room fitted with a contemporary suite comprising a large walk-in shower, wash hand basin and WC.

OUTSIDE

To the front of the property is a paved driveway leading to the entrance together with an area of low-maintenance frontage.

The enclosed rear garden features a paved seating terrace leading onto a lawned garden enclosed by timber fencing. A useful garden store offers additional external 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 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