116 CRESTWOOD AVENUE

| KIDDERMINSTER | | DY11 6JS







A well-proportioned three-bedroom semi-detached family home offering spacious and versatile accommodation, an integral garage, ample driveway parking and a generous enclosed rear garden, conveniently situated within easy reach of Kidderminster town centre.

Offers in the region of £299,950





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- **Three-bedroom semi-detached family home**
- **Two generously proportioned reception rooms**
- **Spacious kitchen/breakfast room**
- **Integral garage and driveway parking**
- **Generous enclosed rear garden**
- **Ideal for first-time buyers and growing families**

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

A well-proportioned, three-bedroom semi-detached family home, offering versatile accommodation extending to approximately 1,103 sq ft, together with an integral garage, driveway parking and a generous enclosed rear garden.

SITUATION

The property is conveniently situated within easy reach of Kidderminster town centre, offering access to a wide range of amenities including shops, supermarkets, cafés and leisure facilities.

Excellent transport links are available nearby via the A456 and A449, providing straightforward access towards Worcester, Birmingham and the wider Midlands motorway network.

SCHOOLING

The area is well served by a range of schooling options. Local primary schools include Sutton Park Primary school, St.John's C of E Primary School, Foley Park Primary while secondary education is provided by Baxter College and King Charles I School, both of which are well regarded and easily accessible, the Bewdley School is a high-performing senior school and sixth form also in close proximity. Further state and independent schooling options can be found in the wider Kidderminster, Stourbridge and Worcester areas.

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THE PROPERTY

The property opens into a welcoming entrance hall, from where stairs rise to the first floor and doors provide access to the principal ground-floor accommodation.

The reception room is positioned to the front of the property and enjoys an attractive bay window, allowing an abundance of natural light to enter, featuring a fireplace and ample space for seating.

To the rear, a generously proportioned dining room offers an excellent setting for both everyday family dining and more formal entertaining, with an archway opening directly into the adjoining kitchen/breakfast room.

The kitchen/breakfast room is fitted with a range of wall and base units, complemented by extensive work surfaces, space for freestanding appliances and a breakfast area. Windows overlooking the rear garden provide excellent natural light, whilst french doors offers direct access outside.





Stairs rise from the entrance hall to the first-floor landing, where doors provide access to three comfortably proportioned bedrooms, each offering flexibility for family members, visiting guests or those requiring a home office.

The bedrooms are served by a Family Bathroom, fitted with a suite comprising a bath, wash hand basin and WC.

OUTSIDE

The property is approached over a tarmac driveway, providing off-road parking and access to the integral garage.

To the rear lies a generous, enclosed garden, principally laid to lawn and bordered by timber fencing, offering an excellent space for outdoor entertaining, children's recreation and family enjoyment.

A gravelled seating area immediately adjoining the property provides an ideal setting for alfresco dining.

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.

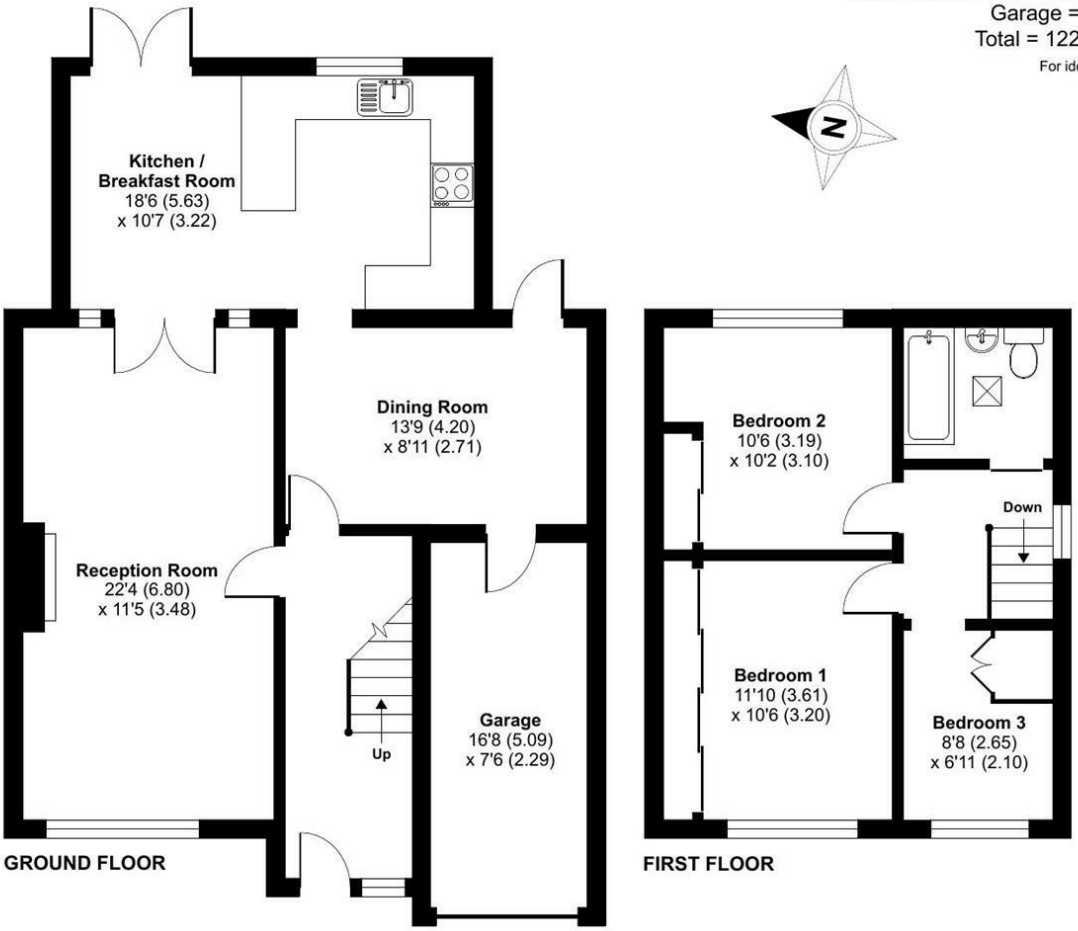
ANTI-MONEY LAUNDERING (AML) CHECKS

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 £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.

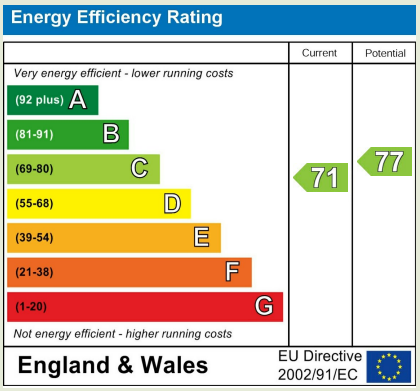
VIEWINGS

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

Approximate Area = 1103 sq ft / 102.5 sq m
Garage = 119 sq ft / 11 sq m
Total = 1222 sq ft / 113.5 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: 1525063



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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KIDDERMINSTER SALES

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