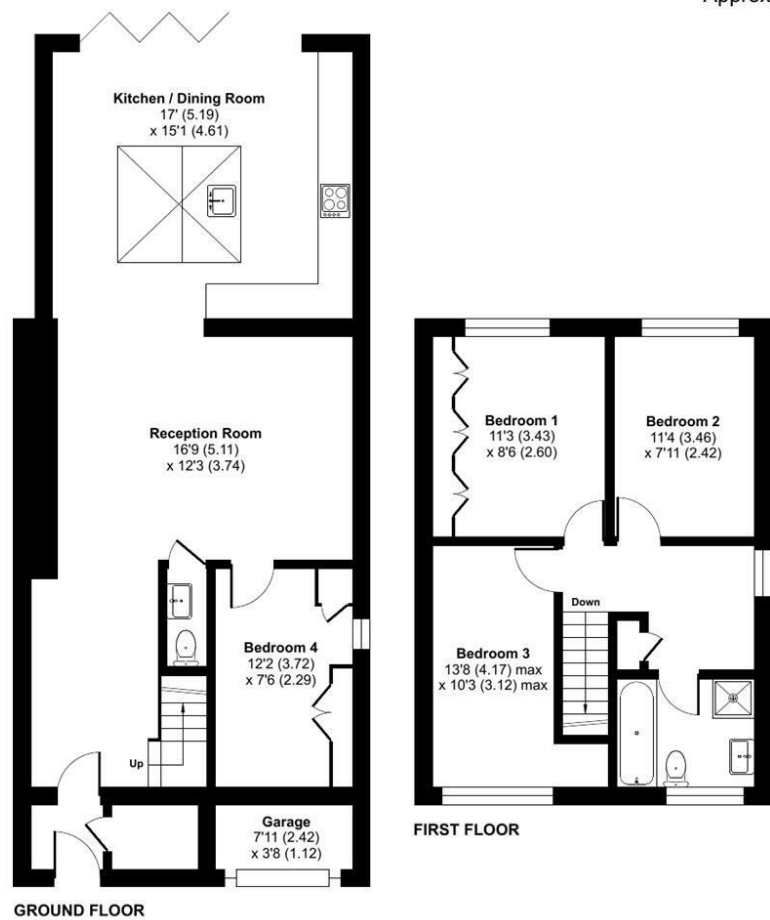


FOR SALE

12 Prior Close, Kidderminster, DY10 3YR



Approximate Area = 1233 sq ft / 114.5 sq m
Garage = 29 sq ft / 2.7 sq m
Total = 1262 sq ft / 117.2 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). © n4chem 2026. Produced for Halls. REF: 1477145



FOR SALE

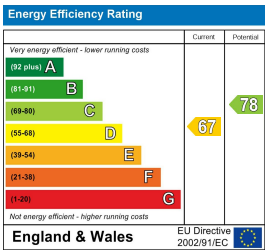
Offers in the region of £367,500

12 Prior Close, Kidderminster, DY10 3YR

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



A beautifully renovated family home enjoying contemporary open-plan living, stylish interiors and far-reaching countryside views to the rear.



01562 820880

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



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 of 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.



1 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Beautifully renovated three bedroom family home
- Stunning open-plan kitchen/dining room
- Roof lantern and bi-fold doors
- Contemporary living room with media wall
- Ample driveway parking
- Versatile ground floor fourth bedroom, ideal for multi-generational living
- Popular residential location
- No Onward Chain

Halls are delighted with instructions to offer Prior Close for sale by Private Treaty.

This beautifully presented three-bedroom semi-detached family home has been thoughtfully improved by the current owners to create stylish and contemporary accommodation throughout.

SITUATION

Prior Close occupies an attractive position within a popular residential cul-de-sac on the outskirts of Kidderminster. The property enjoys an enviable rear aspect overlooking open fields, providing a surprising degree of privacy and a semi-rural feel whilst remaining conveniently located for everyday amenities.

Kidderminster town centre offers an extensive range of shopping, leisure and educational facilities together with rail services to Birmingham and Worcester. The nearby road network provides excellent commuting links to Worcester, Bromsgrove, Stourbridge and the wider Midlands motorway network.

W3W
///oath.sport.state



DIRECTIONS

From the agents office on Franche road, DY11 5AP head in a Southerley direction, at the roundabout, take the 3rd exit onto Proud Cross Ringway/A442. Use the left lane to continue towards 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. Continue on Husum Way. Take Tennyson Way to Prior Close where you will find the property on the left hand side.

PROPERTY

The heart of the home is the impressive open-plan kitchen and dining room, featuring a central island, modern cabinetry and a striking glazed roof lantern which floods the space with natural light. Large bi-fold doors open directly onto the rear terrace, perfectly connecting the inside and outside spaces.

The spacious living room provides an excellent family area with bespoke media wall and contemporary décor, whilst the converted garage/second reception room offers a versatile fourth bedroom, home office or playroom depending upon individual requirements. In addition, the generous first-floor landing has been thoughtfully utilised by the current vendors as a home office area, demonstrating the flexibility of the accommodation and providing an ideal workspace or reading nook.

The accommodation extends to approximately 1,262 square feet including the converted garage.



To the first floor are three well-proportioned bedrooms together with a modern family bathroom, all presented to an excellent standard.

The principal bedroom is a particularly generous double room enjoying a pleasant outlook and benefiting from an extensive range of fitted wardrobes, providing excellent hanging and storage space. The thoughtfully designed fitted furniture creates a practical yet stylish environment, allowing the room to remain both spacious and uncluttered whilst offering ample storage for everyday living.

OUTSIDE

To the front, the property benefits from a generous block-paved driveway providing ample off-road parking.

The rear garden has been designed for modern family living, comprising an attractive paved entertaining terrace and lawned garden which enjoys open views across adjoining countryside.

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.