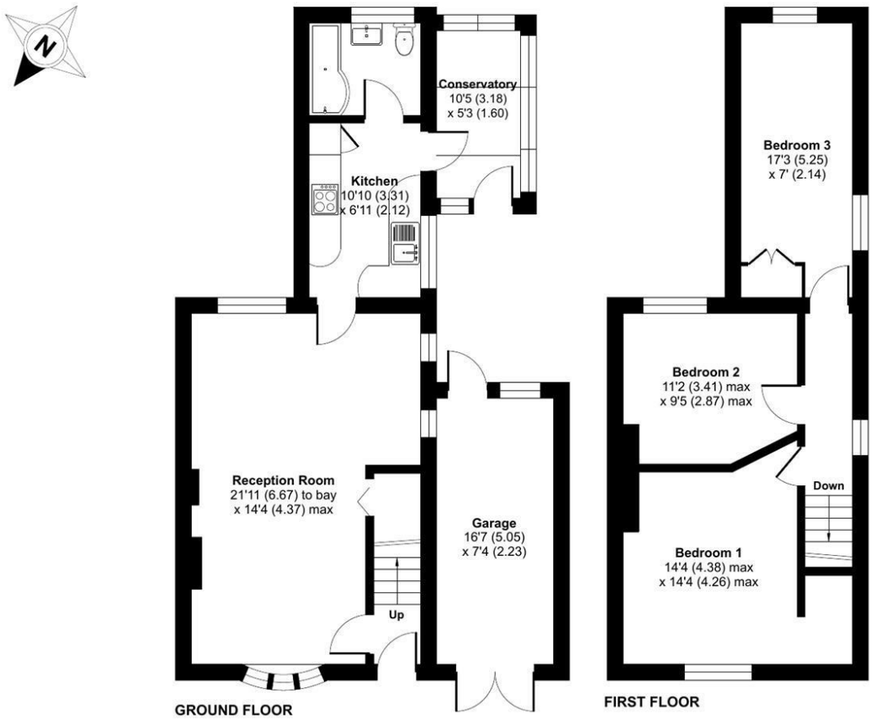
FOR SALE

28 Woodward Road, Kidderminster, DY11 6NU

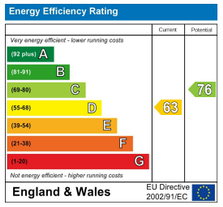
Approximate Area = 947 sq ft / 88 sq m
Garage = 121 sq ft / 11.2 sq m
Total = 1068 sq ft / 99.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1393609

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
E: kidderminster@hallsgb.com

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FOR SALE

Offers Over £255,000

28 Woodward Road, Kidderminster, DY11 6NU

Well-presented three-bedroom semi-detached home offering off-road parking and a generous rear garden, conveniently located in a popular Kidderminster residential area, available with no onward chain.

FOR SALE

1 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

- **No Onward Chain**
- **Three-bedroom semi-detached family home**
- **Off-road parking**
- **Enclosed rear garden**
- **Well-established residential location**
- **Convenient access to local amenities**

DESCRIPTION
Halls are delighted with instructions to offer Woodward Road for sale by Private Treaty. A well-presented three-bedroom semi-detached family home, occupying a pleasant position within a well-established residential area of Kidderminster. The property benefits from off-road parking, a generous rear garden and is offered for sale with no onward chain.

SITUATION
The property is conveniently situated within a well-established residential area of Kidderminster, offering easy access to a wide range of local amenities. Kidderminster town centre provides an excellent selection of shops, supermarkets, leisure facilities and schools, together with mainline rail services to Birmingham, Worcester and London Marylebone. The area is well placed for road connections via the A456, A448 and A449, giving access to Stourbridge, Bewdley, Worcester and the wider West Midlands. The surrounding Worcestershire countryside and Wyre Forest are also close at hand, offering attractive walks and outdoor pursuits.

W3W
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DIRECTIONS
From the agents office on the Franche Road, head south-east on Franche Rd/A442 towards Woodland Ave, at the roundabout, take the 4th exit onto Mason Rd/A4535, at the roundabout, take the 1st exit onto Blakebrook/A4535, continue to follow A4535 for approx 0.8 miles, turn right onto Woodward Rd. The property will be found on the left hand side as indicated by the agents board.

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. Further state and independent schooling options can be found in the wider Kidderminster, Stourbridge and Worcester areas.

THE PROPERTY
The accommodation is entered via a front entrance hall which provides access to the ground floor rooms and staircase rising to the first floor.

The ground floor comprises a comfortable reception room, providing a welcoming everyday living space with good natural light.

The kitchen is fitted with a range of units and work surfaces, offering practical and functional accommodation for modern family living, with space for appliances.

A conservatory to the rear provides further ground floor accommodation and an excellent connection to the garden.

The main bathroom is also located on the ground floor.

To the first floor, the landing leads to three bedrooms, all of which are well proportioned and suitable for family use, guests or home working.

OUTSIDE
To the front of the property is a driveway providing off-road parking, along with a garage.

To the rear is an enclosed garden, offering a pleasant outdoor space suitable for families, entertaining or recreational use.

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
Council tax Band B

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