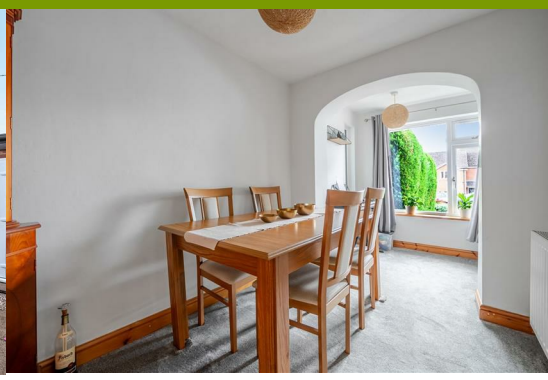


74 SEBRIGHT ROAD

| KIDDERMINSTER | | DY11 5UE







A well-proportioned three-bedroom family home offering deceptively spacious accommodation, a garage (with an inspection pit), generous driveway parking and attractive established gardens, pleasantly positioned within the popular Wolverley area.

Offers in the region of £330,000





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- **Well-proportioned three-bedroom family home**
- **Two generous reception rooms**
- **Corner plot with garage (with an inspection pit) and ample off-road parking**
- **Attractive and established gardens**
- **Popular Wolverley location**

Halls are delighted with instructions to offer Sebright Road for sale by Private Treaty.

The property provides an excellent opportunity to acquire a generously proportioned three-bedroom family home, offering particularly versatile accommodation over two floors together with a garage, ample driveway parking and attractive established gardens.

SITUATION

The property occupies a pleasant position within the popular village of Wolverley, a well-established Worcestershire village surrounded by attractive countryside yet conveniently placed for access to Kidderminster and the wider Wyre Forest area.

Wolverley offers a good range of local amenities, including schooling, public houses, recreational facilities and post office, whilst the nearby town of Kidderminster provides a comprehensive range of shopping, leisure and everyday facilities together with a railway station offering services to Birmingham and beyond.

SCHOOLING

The property lies within a convenient proximity to a number of well regarded state and private schools, including St.Catherine's C of E Primary, Franche Primary School, Wolverley Sebright Primary, Baxter College, Wye Forest School, Heathfield Knoll School, Nurture Learning, and Wribbenhall School.

W3W

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THE PROPERTY

The property is principally accessed via a covered entrance porch, with the ground floor accommodation including a spacious reception room, providing ample space for a number of comfortable seating arrangements and enjoying a pleasant outlook towards the rear garden.

The kitchen is fitted with a comprehensive range of base and wall-mounted units with work surfaces over, together with space for the usual appliances.

This is complemented by a useful adjoining utility room and downstairs WC.

An adjoining dining room provides an excellent setting for formal or everyday dining, creating a natural connection between the internal and external entertaining spaces.





Stairs rise from the entrance hall to a first-floor landing, from which doors lead to three bedrooms.

The principal bedroom is a particularly well-proportioned double room, with the remaining two bedrooms providing excellent flexibility for family accommodation, guests or home working.

The bedrooms are served by a family bathroom and separate WC.

The accommodation is further enhanced by a garage with an inspection pit, offering valuable secure parking and storage space.

OUTSIDE

The property is approached over a particularly generous driveway providing ample off-road parking and access to the garage.

To the rear is an attractive and mature garden, comprising areas of lawn complemented by an abundance of established shrubs, plants and specimen trees.

Paved and gravelled areas provide useful spaces for outdoor seating and entertaining, while the established boundaries afford a pleasing degree of privacy.

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….. on the local authority register.

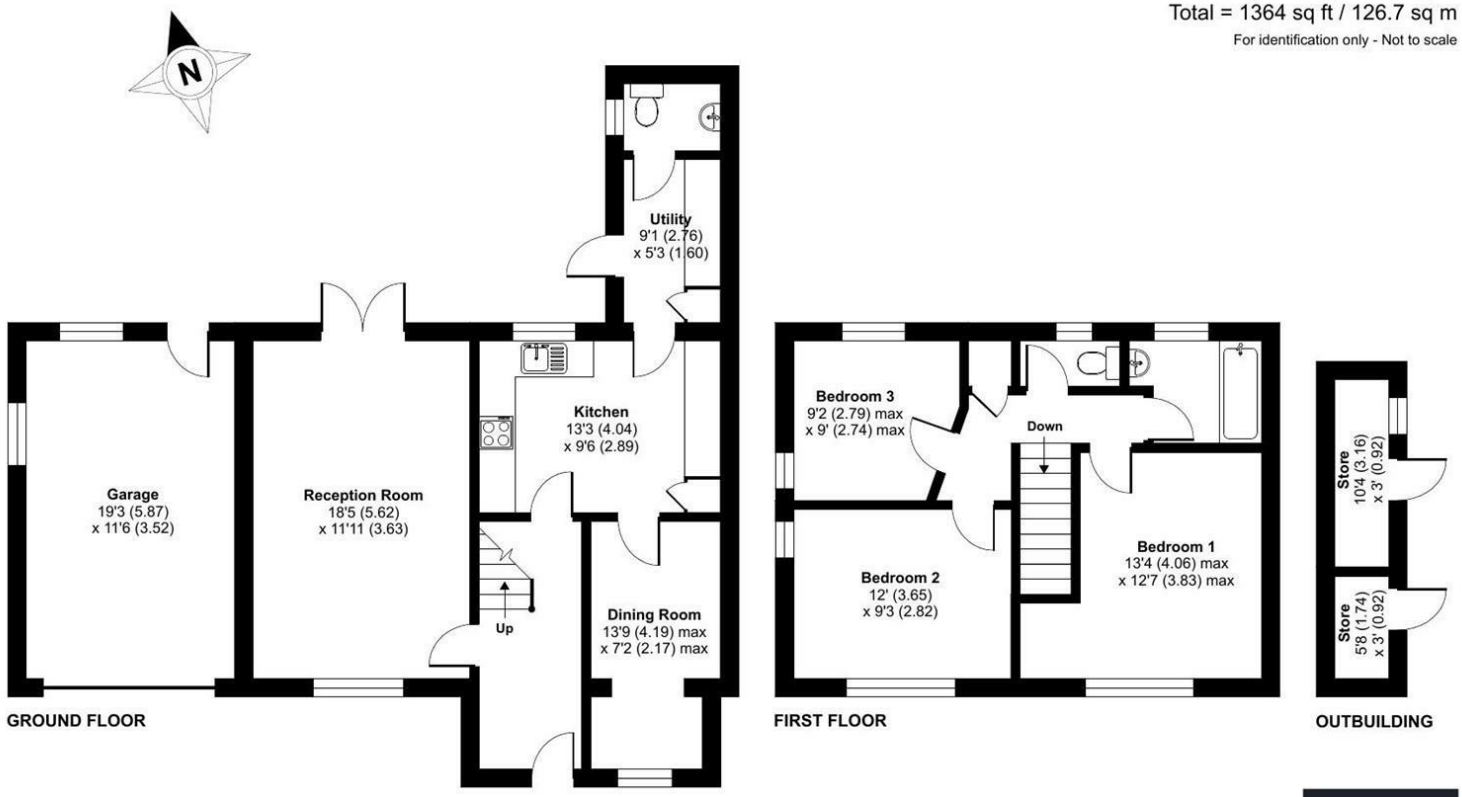
ANTI-MONEY LAUNDERING (AML) CHECKS

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.

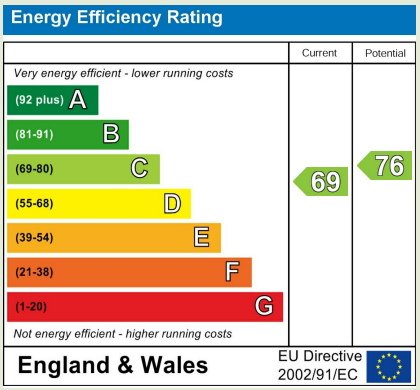
VIEWINGS

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

Approximate Area = 1101 sq ft / 102.3 sq m
Garage = 214 sq ft / 19.9 sq m
Outbuilding = 49 sq ft / 4.5 sq m
Total = 1364 sq ft / 126.7 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: 1519763



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

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the