



12 OLDNALL ROAD

KIDDERMINSTER | DY10 3HW





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Worcester 15 miles, Bromsgrove 8.5 miles, Hagley 6 miles, Stourbridge 8 miles, Chaddesley Corbett 4 miles, Birmingham 18 miles
(all mileages are approximate)

AN IMPRESSIVE AND SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME EXTENDING TO OVER 4,800 SQ FT

Four generous double bedrooms
Providing circa 4800 sq ft of modern living
Four spacious reception rooms offering versatile living spaces
Contemporary open-plan kitchen/dining area with excellent natural light
Sweeping driveway approach with extensive parking and garage



Kidderminster Office

Gavel House, 137 Franche Road,
Kidderminster, Worcestershire, DY11 5AP

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Viewing is strictly by appointment with the selling agents

SITUATION

The property is ideally positioned within a highly regarded residential area of Kidderminster, offering convenient access to local amenities, schools, transport links and open green spaces.

Oldnall Road is known for its quality homes and quiet residential setting, while remaining within easy reach of the town centre and surrounding Worcestershire countryside.

PROPERTY

This four-bedroom detached home in the heart of Kidderminster offers a genuinely comfortable and flexible space for family life.

Inside, a welcoming hallway gives access to an open-plan living area with high ceilings and large windows.

The kitchen-diner is modern and practical, with integrated appliances and plenty of room for cooking, eating and gathering.

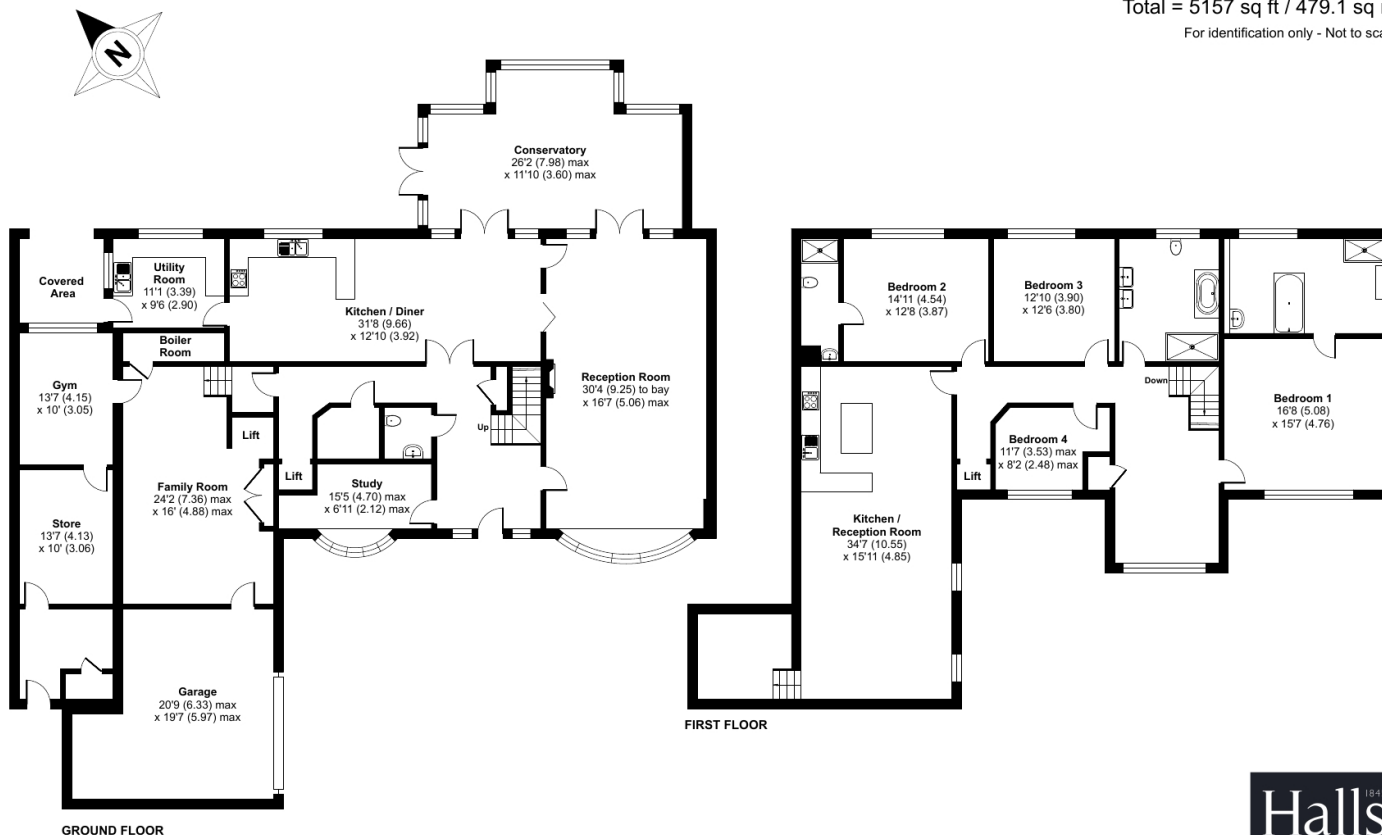
A separate utility room provides additional storage.

The ground floor also includes a study, W/C, conservatory, playroom, gym and store room.

The playroom and store also provide internal access to the garage.

The home currently features a through-ceiling lift, and several areas have been thoughtfully adapted to meet the specific needs of the family.

These adaptations are integrated sensitively into the layout and can either be retained or reconfigured to suit future requirements.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1376731

Upstairs, the four bedrooms are all generously sized.

The main bedroom has a spacious en-suite with room for a bath and walk-in shower, while the second bedroom also benefits from its own en-suite shower room.

The remaining bedrooms share a well-designed family bathroom.

An annexe offers even more flexibility, with its own kitchenette and island—ideal for guests, extended family, independent living, work or creative use.





OUTSIDE

The electric gates give the property an added sense of privacy and security.

The property is approached via an attractive sweeping driveway providing extensive off-road parking and access to the garage.

The garden is neatly landscaped and provides a calm space for relaxing or spending time outdoors.

Overall, this is a versatile and well-cared-for home that can adapt to different stages of family life.

DIRECTIONS

From the agent's office on the Franche road, Head south-east on Franche Rd/A442 towards at the roundabout, take the 3rd exit onto Proud Cross Ringway/A442, 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 The Ringway/A456, at the roundabout, take the 2nd exit onto The Ringway/A451, at the roundabout, take the 1st exit onto Comberton Hill/A448, continue to follow A448, turn right onto Chester Rd S/A449, turn left into Oldnall road where the property will be found as indicated by Halls For Sale board.

SCHOOLING

The area is well served by a range of reputable schools. Nearby options include Offmore Primary School, located within easy walking distance and rated “Good” by Ofsted, and Heronswood Primary School, a highly regarded “Outstanding” primary provider. For secondary education, King Charles I School offers comprehensive teaching for students aged 11–18 and is conveniently positioned within the town. The wider Kidderminster area also provides additional choices across all age groups, ensuring strong educational provision close to the property.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

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.

LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House,
Finepoint Way, Kidderminster, Worcestershire DY11 7WF

Tel: 01562 732928

COUNCIL TAX

Council Tax Band –G



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



