

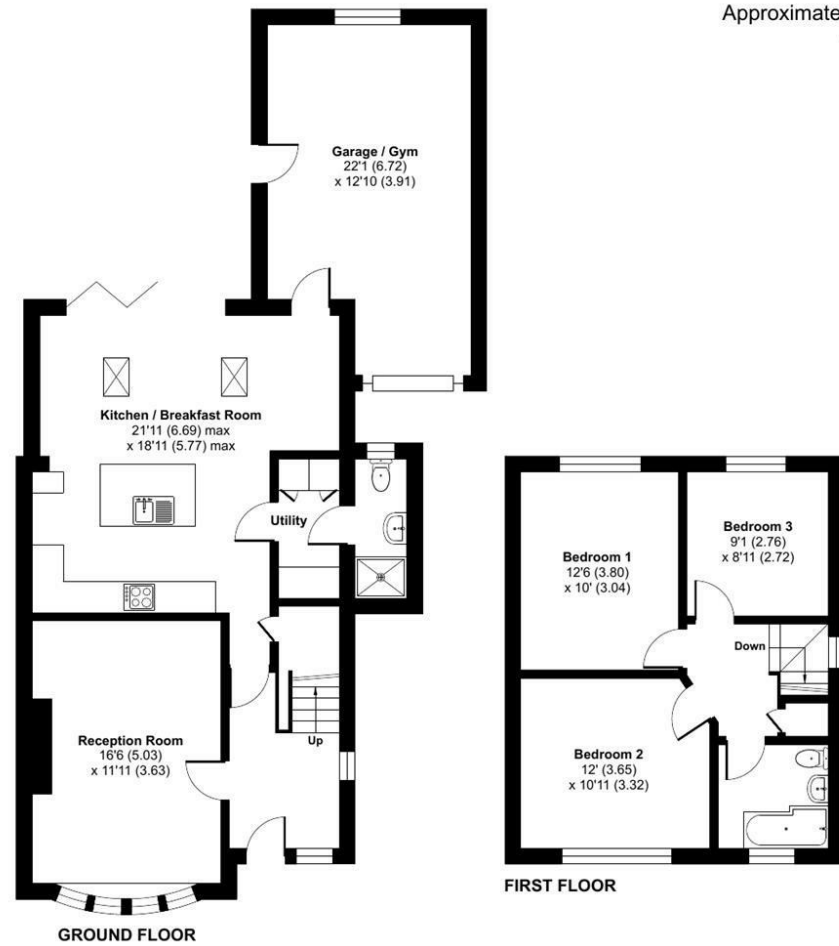
FOR SALE

4 Hawthorn Grove, Kidderminster, DY11 6DD



FOR SALE

Offers in the region of £350,000



Approximate Area = 1171 sq ft / 108.7 sq m
Garage = 256 sq ft / 23.7 sq m
Total = 1427 sq ft / 132.4 sq m
For identification only - Not to scale



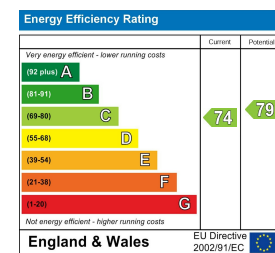
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nXchem 2026. Produced for Halls. REF: 1432163

4 Hawthorn Grove, Kidderminster, DY11 6DD

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



An immaculately presented and superbly extended three-bedroom family home, offering stylish contemporary living, generous driveway parking, garage, and a private rear garden in a prime Kidderminster setting.



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



3 Bedroom/s



2 Bath/Shower Room/s



- Beautifully presented three-bedroom semi-detached family home
- Stunning open-plan kitchen / breakfast room with utility
- Stylish family bathroom plus ground floor shower room
- Generous driveway parking, attached garage and enclosed rear garden
- Excellent family-friendly position within a sought-after residential cul-de-sac
- Popular Kidderminster location close to schooling, amenities and transport links

DESCRIPTION

Halls are delighted with instructions to offer Hawthorn Grove for sale by Private Treaty.

Hawthorn Grove is an immaculately presented and substantially improved three-bedroom semi-detached family home, situated in a popular and convenient residential location in Kidderminster. The property offers spacious and versatile accommodation extending to approximately 1,171 sq ft, including a well-proportioned reception room, a superb open-plan kitchen/breakfast room, utility and downstairs shower room.

To the first floor are three generous bedrooms, all served by a stylish family bathroom. Externally, the property benefits from ample driveway parking, an attached garage and a neatly enclosed rear garden, ideal for family enjoyment and entertaining.

SITUATION

Hawthorn Grove enjoys a pleasant position within a popular and well-established residential area of Kidderminster, ideally placed for convenient access to an excellent range of local amenities. The property is within easy reach of nearby shops, supermarkets, well-regarded schooling including Baxter College, and regular public transport links, with Kidderminster town centre and railway station readily accessible for commuters. The area is particularly popular with families thanks to its convenient setting, nearby green spaces and excellent road connections to Bewdley, Worcester, Birmingham and the wider West Midlands.

W3W

///habit.grades.caves

DIRECTIONS

From the agents office in Franche Road proceed in a Northerly direction and at the roundabout take the first exit onto Habberley Lane and again the first exit at the next roundabout onto Habberley Road. Turn right into Manor Avenue and bear left onto Manor Avenue South follow the road for a short distance, turning right into Hawthorn Grove.

SCHOOLING

The area is well served by a range of highly regarded schooling options. Local primary provision includes Sutton Park Primary School (Outstanding), St Catherine's Church of England Primary and Franche Primary School, together with additional schools within the wider Kidderminster area. Secondary education is available at Wolverley Church of England Secondary School and Baxter College, with further all-through provision at Holy Trinity School (Reception to Sixth Form). Specialist and alternative educational settings are also available locally.

OUTSIDE

The property is approached over a generous driveway providing ample off-road parking for a number of vehicles and giving access to the attached garage, ideal for additional storage. To the rear, the garden is neatly enclosed and enjoys a good degree of privacy, being predominantly laid to lawn with a paved patio seating area, creating an excellent space for outdoor entertaining, family enjoyment and al fresco dining during the warmer months. The plot is particularly well suited to modern family living, combining practicality with an attractive outdoor setting.

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.