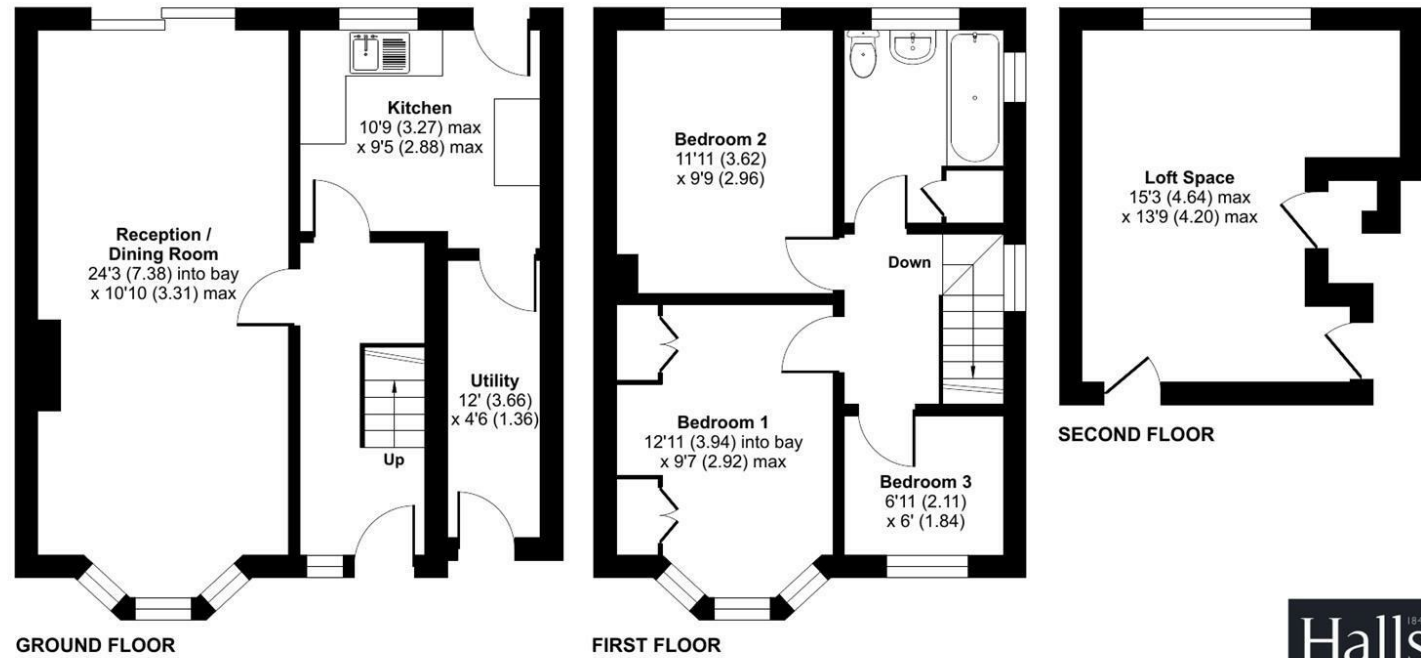


FOR SALE

26 Avill Grove, Kidderminster, DY11 5DJ



Approximate Area = 1065 sq ft / 98.9 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). © n\checon 2026. Produced for Halls. REF: 1434734



FOR SALE

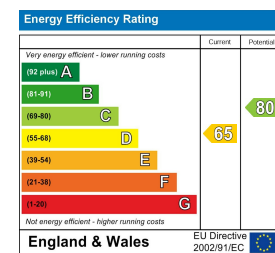
Offers in the region of £260,000

26 Avill Grove, Kidderminster, DY11 5DJ

**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 spacious and well-proportioned three-bedroom semi-detached family home, offering versatile accommodation over three floors, a generous rear garden and a highly convenient Kidderminster location.



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



1 Bath/Shower Room/s



- Spacious three-bedroom semi-detached home
- Accommodation arranged over three floors
- Loft room offering excellent versatility
- Large living/dining room
- Useful utility room
- Generous rear garden
- Driveway parking
- Popular and convenient location

**DESCRIPTION**

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

The property provides spacious and flexible accommodation, ideally suited to family living.

**SITUATION**

The property is situated in a well-established and convenient residential location within Kidderminster, close to local amenities, schooling and transport links. The town centre, railway station and wider road network are all readily accessible, making it an ideal setting for commuters and families.

W3W

///union.begin.fear

**DIRECTIONS**

From the agent's office on the Franche Road, head in a Southerly direction, at the roundabout, take the 1st exit onto Marlpool Ln, follow the road for a short distance and then turn right onto Avill Grove taking the left hand turn where you will find the right hand side.

**SCHOOLING**

The property is well placed for a wide range of schooling within the Kidderminster area, offering both primary and secondary provision close at hand. Primary education is available at St Catherine's C of E Primary School, Franche Community Primary School, Offmore Primary School and St Oswald's CofE Primary School, all providing well-regarded local provision.

Secondary education is available at King Charles I School and Sixth Form Centre, together with Baxter College, both offering education through to sixth form level.

Further options within the wider area include Wolverley Church of England Secondary School, together with independent schooling at Heathfield Knoll School and specialist provision at Wyre Forest School.

**THE PROPERTY**

The ground floor briefly comprises a welcoming entrance hall leading through to a large open-plan living/dining room, enjoying excellent natural light and offering an ideal space for both everyday living and entertaining.

The kitchen is fitted with a range of units and is complemented by a particularly useful utility room providing additional storage and practicality.

To the first floor are three bedrooms, including two generous doubles and a further single bedroom, all served by a family bathroom.

A pull down ladder offers access to a second-floor loft space, which offers excellent versatility and could be utilised as a home office, hobbies room or occasional guest space.

**OUTSIDE**

To the rear the property enjoys a generous tiered garden with a useful outside covered seating area. The garden is mainly laid to lawn and could benefit from further landscaping to create an excellent outdoor space for families and gardening enthusiasts alike.

**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 B 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.