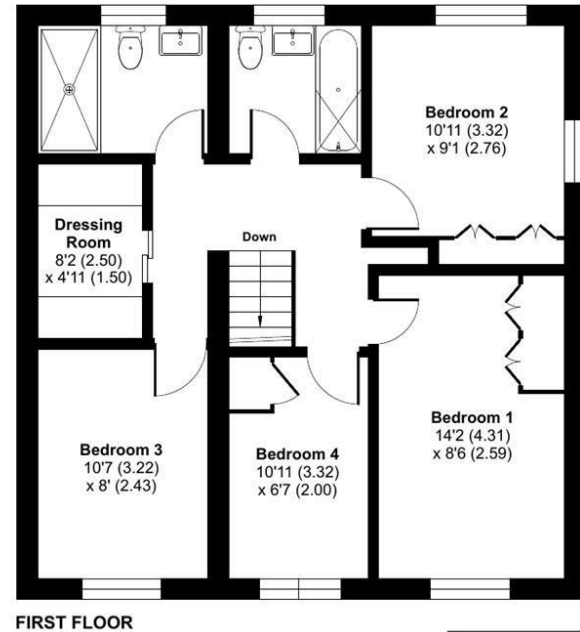
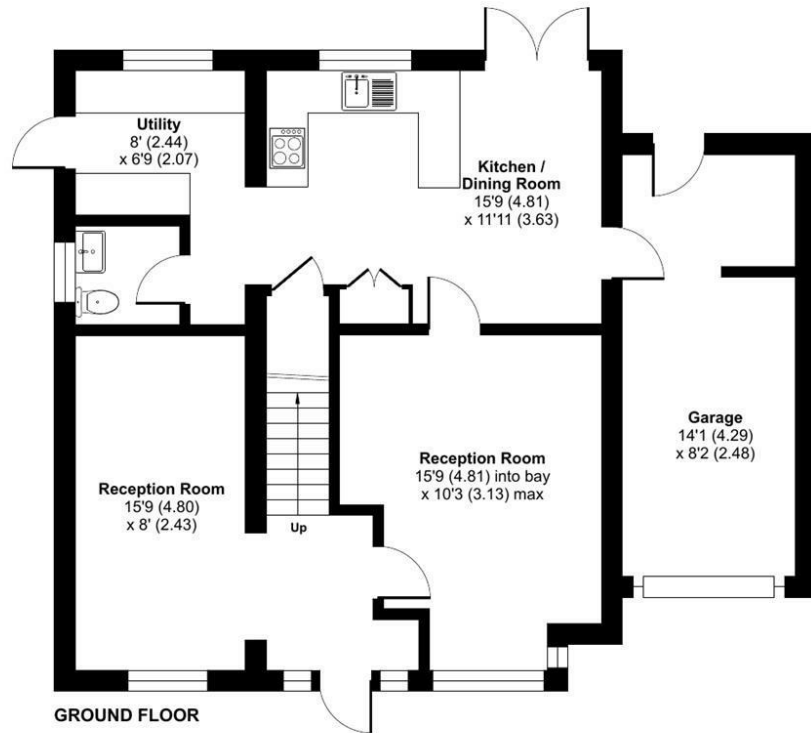


FOR SALE

1 Chaffinch Drive, Kidderminster, DY10 4SZ



Approximate Area = 1336 sq ft / 124.1 sq m
Garage = 161 sq ft / 15 sq m
Total = 1497 sq ft / 139.1 sq m
For identification only - Not to scale



FIRST FLOOR



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: 1424766



FOR SALE

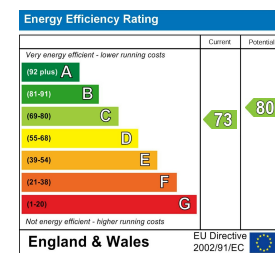
Offers Over £400,000

1 Chaffinch Drive, Kidderminster, DY10 4SZ

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



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 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.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Spacious detached family home
- Two reception rooms offering flexible living space
- Modern kitchen/dining room with utility
- Dressing room and four bedrooms
- Family bathroom and additional shower room
- Driveway parking and integral garage
- Enclosed and private rear garden
- Popular and well-established residential location

DESCRIPTION

Halls are delighted with instructions to offer Chaffinch Drive for sale by private treaty.

A beautifully presented four-bedroom detached family home offering spacious and well-balanced accommodation, ample parking, and a private rear garden within a popular residential location.

SITUATION

The property is located within the popular residential area of Spennells Valley, offering convenient access to Kidderminster town centre, which provides a wide range of shopping, leisure and educational facilities. Excellent transport links are available via the A448 and nearby rail connections.

W3W

///exchanges.senior.fast

DIRECTIONS

From Kidderminster town centre, head south on the A448 Chester Road. Continue to the Spennells Valley development and turn into Heronswood Road. Follow the road before turning into Chaffinch Drive.

SCHOOLING

The property lies within easy reach of well-regarded schools, including Heronswood Primary School and Nursery and King Charles I School in Kidderminster. Independent schooling is available in Worcester at RGS Worcester and King's Worcester, both within commuting distance.

THE PROPERTY

The property offers spacious and versatile accommodation arranged over two floors, ideally suited to modern family living.

Upon entering, a welcoming reception hall provides access to the ground floor rooms.

The living room is a particularly generous and light-filled space, perfect for both relaxing and entertaining.

A separate reception room offers additional flexibility, ideal for use as a formal dining room, home office or playroom.

The kitchen/dining room is fitted with a modern range of base and wall units with complementary work surfaces, offering ample space for cooking and dining.

A useful utility room provides additional storage and practical workspace, with access to the rear.

To the first floor, the property offers four well-proportioned bedrooms.

The upstairs also benefits from a dressing room, as well as four bedrooms which provides excellent accommodation.

The property is served by a family bathroom and an additional shower room.

OUTSIDE

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

The rear garden is neatly maintained and provides a private and enclosed outdoor space, ideal for entertaining, family use or relaxing.

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