

FOR SALE

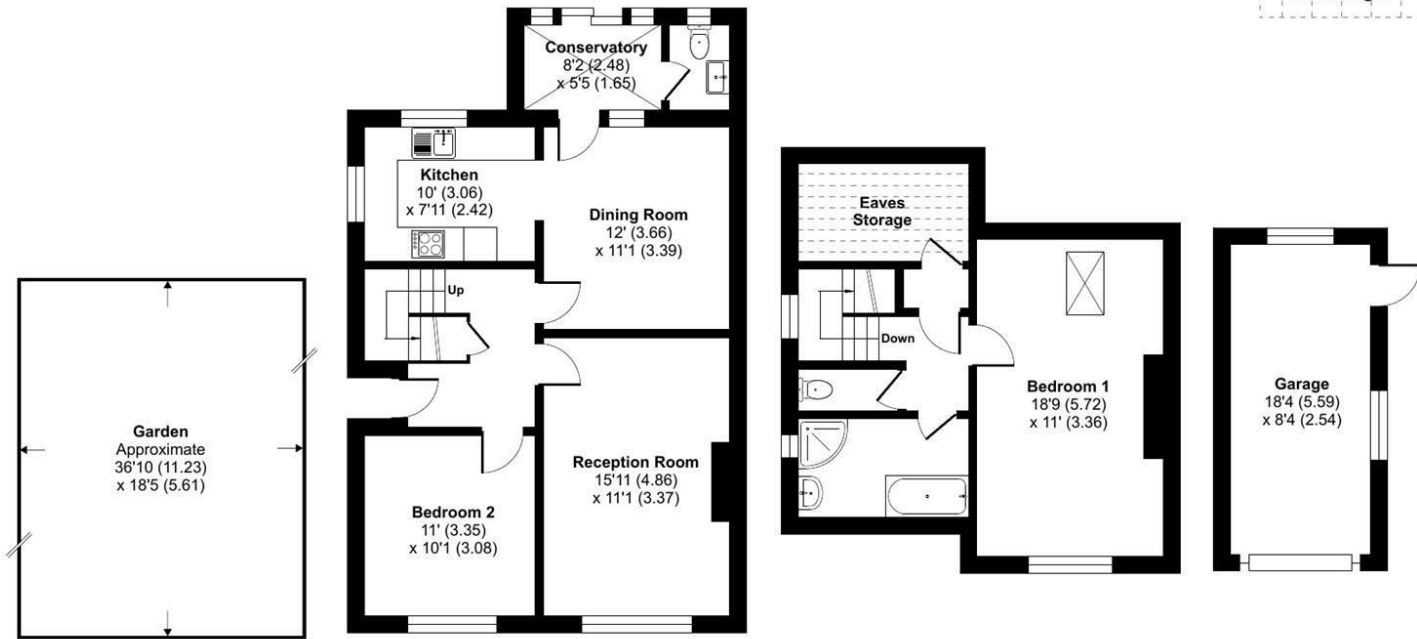
11 Pinewood Close, Kidderminster, DY11 5JJ



Approximate Area = 1069 sq ft / 99.3 sq m
Limited Use Area(s) = 58 sq ft / 5.4 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 1280 sq ft / 118.9 sq m
For identification only - Not to scale



Denotes restricted head height



FOR SALE

Offers in the region of £260,000

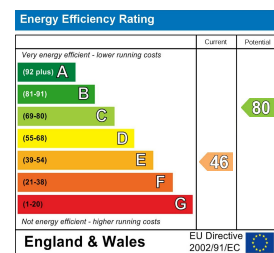
11 Pinewood Close, Kidderminster, DY11 5JJ

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: 1461120

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 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.



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Attractive semi detached two-bedroom dormer bungalow
- Quiet cul-de-sac location
- Spacious reception room and dining area
- Conservatory overlooking the garden
- Garage and driveway parking
- Downstairs cloakroom
- Excellent access to local amenities and schooling

DESCRIPTION

Halls are delighted with instructions to offer Pinewood Close For sale by Private Treaty.

This attractive semi detached dormer bungalow offers spacious and versatile accommodation throughout, benefitting from two reception areas, conservatory, garage and mature rear garden, all situated within a popular residential location close to amenities and schooling.

SITUATION

Kidderminster offers an excellent range of amenities including supermarkets, independent shops, restaurants and leisure facilities. The property is conveniently situated for access to Wolverley, Bewdley and the wider Midlands motorway network via the A449 and M5.

The surrounding area also benefits from attractive countryside walks, canal-side routes and highly regarded schooling options nearby.

W3W

///puppy.apples.logo

DIRECTIONS

From the agent's office on Franche Road (DY11 5AP), head towards Bridgnorth, at the roundabout, take the 3rd exit. Continue onto Wolverley Rd/B4190. Turn left onto Pinewood Cl at the end of the cul de sac the property will be in front of you.

SCHOOLING

The property is particularly well placed for schooling, with a strong selection of highly regarded primary and secondary schools nearby. Popular primary options include St Catherine's C of E Primary School, Franche Community Primary School, Sutton Park Primary School and St John's C of E Primary School, all serving the Kidderminster area and offering well-regarded education.

For secondary schooling Wolverley CE Secondary School and Sixth form, Baxter College and King Charles I School & Sixth Form Centre are both popular and convenient choices, with further education options available nearby at Holy Trinity School. Independent schooling can also be found within the wider Kidderminster and Worcester areas.

PROPERTY

This well-maintained semi detached dormer bungalow offers light and practical accommodation arranged over two floors, ideal for a range of purchasers.

The accommodation is approached via an entrance hallway leading through to a generous reception room enjoying excellent natural light and views over the front garden. Adjoining the main living area is a separate dining room providing an excellent space for entertaining, together with access through to the conservatory which overlooks the garden and creates an additional reception area.

The kitchen is fitted with a range of wall and base units together with ample work surface space and integrated appliances. The ground floor also benefits from a useful cloakroom/WC.

Bedroom two is currently situated on the ground floor.

On the first floor is the principal bedrooms together with the main family bathroom and separate WC, offering practical everyday living accommodation.

There is storage into the eaves.

The property is presented in good order throughout whilst also offering purchasers scope to further personalise if desired.

OUTSIDE

Externally, the property benefits from a beautifully maintained rear garden incorporating lawned sections, established planting and seating areas ideal for outdoor entertaining.

To the front is a driveway providing off-road parking together with access to the garage.

The property occupies an attractive and tucked away position at the end of a quiet cul-de-sac, enhancing both privacy and appeal.

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