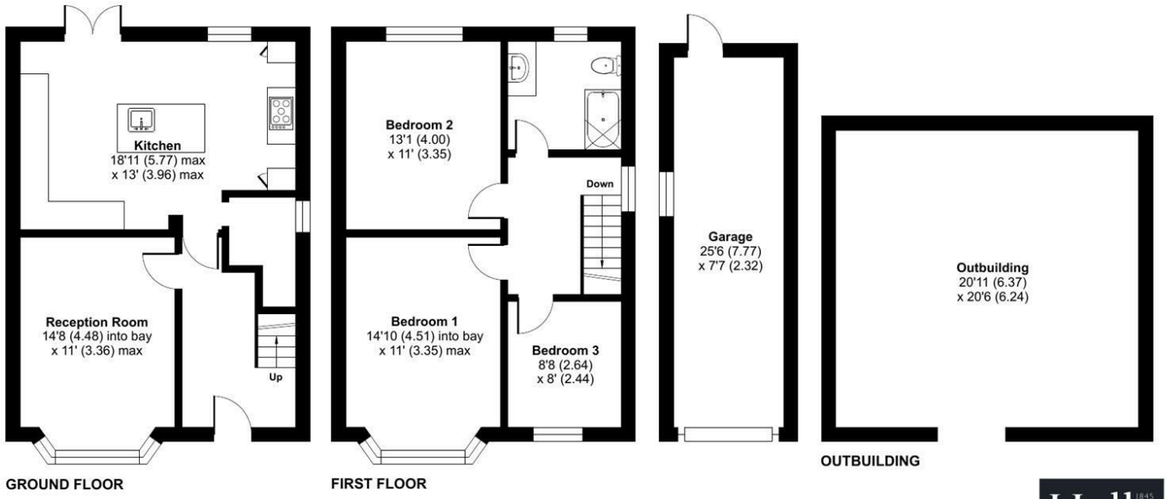
FOR SALE

27 Clarence Street, Kidderminster, DY10 1RS

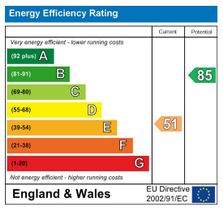
Approximate Area = 1034 sq ft / 96 sq m
Garage = 194 sq ft / 18 sq m
Outbuilding = 428 sq ft / 39.8 sq m
Total = 1656 sq ft / 153.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1410343

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

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FOR SALE

Offers in the region of £315,000

27 Clarence Street, Kidderminster, DY10 1RS

Beautifully presented three-bedroom detached home with driveway, garage and substantial outbuilding, offering generous family accommodation and landscaped rear garden close to Kidderminster town centre.

FOR SALE

1 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

- **Three Bedroom Detached Home**
- **Spacious Bay-Fronted Reception Room**
- **Stylish Fitted Kitchen**
- **Driveway & Detached Garage**
- **Generous Rear Garden with Substantial Outbuilding**
- **Beautifully Presented Throughout**
- **Convenient Town Location**

DESCRIPTION
Halls are delighted with instructions to offer Clarence Street for sale by Private Treaty.

A beautifully presented three-bedroom detached home offering generous accommodation, driveway parking, garage and substantial outbuilding, conveniently positioned close to Kidderminster town centre.

SITUATION
Clarence Street is conveniently positioned for access to Kidderminster town centre and its range of amenities including shops, supermarkets, schooling and transport links.

W3W
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DIRECTIONS
From the agent's office on Franche Road, head in a Southerly direction .At the roundabout, take the 3rd exit onto Proud Cross Ringway/A442. Keep left to 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 1st exit onto Coventry St/A456. Take Leswell St to Clarence St, where you will find the property on the right hand side.

SCHOOLING
The property is well placed for a good range of schooling options, with both state and independent provision available nearby. Primary education can be found locally at St.Ambrose Catholic Primary, St.Georges C of E primary, Holy Trinity Prep School together with further options within Wyre Forest area and Bewdley . Secondary education is available at Holy Trinity Senior School and Sixth Form ,King Charles I School and Sixth Form Centre . Independent schooling is provided locally by Heathfield Knoll School and Nursery, while specialist educational support is available at Wyre Forest School.

THE PROPERTY
This attractive detached home provides spacious and well-balanced accommodation including garage and outbuilding, offering excellent versatility for modern family living.

The property is approached via a pathway leading to an enclosed forecourt and front entrance door opening into a welcoming reception hall.

To the front elevation, the reception room is a particularly light and spacious living area, enhanced by a bay window and contemporary décor, creating an inviting space ideal for both everyday living and entertaining.

To the rear, the kitchen is fitted with a stylish range of shaker-style base and wall units complemented by quality work surfaces. There is access to the rear garden and a useful ground floor office.

To the first floor are three well-proportioned bedrooms, the master bedroom enjoying generous proportions and excellent natural light from the bay window.

The family bathroom is fitted with a modern suite comprising with shower, wash basin and WC.

OUTSIDE
The property benefits from a shared driveway leading to a detached garage.

The rear garden is a particular feature, being predominantly laid to lawn with gravelled and paved areas providing ideal spaces for outdoor seating and entertaining.

A substantial outbuilding offers excellent potential for storage, workshop use or home office (subject to any necessary consents).

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 £36 (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