

FOR SALE

50 Manor Avenue South, Kidderminster, Worcestershire, DY11 6DE

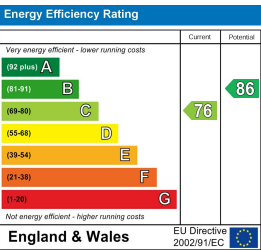


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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend 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



Halls are delighted to present this beautifully modernised detached family home, offering spacious accommodation across two floors. The property features three double bedrooms, including a master with en-suite, a stylish family bathroom, and separate WC. The ground floor boasts a generous living room, a fully fitted contemporary kitchen/diner, utility room, and cloakroom. Set on a generous plot in a sought-after area, it includes a tarmac driveway, garage, and landscaped rear garden. Internal viewing is highly recommended to appreciate the quality and space on offer.



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**Kidderminster Sales**  
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Mileage (all distances approximate)

Kidderminster Railway Station 2 miles Wolverley 1.5 miles Bewdley 4 miles Worcester 17.5 miles Birmingham 22 miles



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- A Fabulous Detached Family Home
- Three Double Bedrooms
- Family Bathroom & En-Suite Shower Room
- Separate First Floor W.C
- Generous Living Room
- Beautiful Fitted Living Kitchen Diner
- Utility Room & Cloakroom
- Attractive, Mature Gardens
- Garage & Off Road Parking
- Desirable Residential Location

**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 where number 50 will be found on the left hand side as indicated by the agents For Sale Board.

**LOCATION**  
This attractive modernised family home is perfectly situated in this quiet and safe residential location, convenient for many local amenities including Primary and Secondary schools. The property is also on a bus route offering access to Kidderminster Town Centre, Railway Station and beyond.

**INTRODUCTION**  
Halls are proud to offer this wonderful detached family home having been much improved and modernised to a high standard, offering spacious family accommodation over two floors to comprise three double bedrooms with en-suite shower room to the master bedroom and a contemporary family bathroom and a separate WC. The ground floor continues to impress with a generous living room and a fabulous fully fitted contemporary living kitchen diner. To further complement the ground floor there is a useful utility room and a ground floor cloakroom. This beautiful property sits within a generous plot in this particularly desirable residential location with tarmac driveway providing low maintenance off road parking to the front with access to the attached garage with gated access to the landscaped mature rear garden. An internal inspection is recommended to appreciate the size and quality of this wonderful family home.

**FULL DETAILS**  
The property is approached off Manor Avenue South over a tarmac driveway leading to a stepped and recessed covered entrance porch with access into the reception hall.

The reception hall has a straight flight staircase leading to the first floor and access to both the living room, fitted kitchen diner and the ground floor cloakroom.

The cloakroom has a matching contemporary suite with useful understairs storage.

The living room is a wonderful light and spacious room with dual aspect UPVC double glazed windows to the front and French doors to the rear overlooking and accessing the private garden. A focal point of the living room is a coal effect gas log burning stove with feature wooden mantle over.

The heart of this house is the beautifully presented fully fitted living kitchen diner, also with dual aspect UPVC double glazed windows to both front and rear aspect. The quality fitted kitchen has a range of marble effect work surfaces with matching base and eye level units with a 'Stoves' double electric oven with four ring gas hob and extractor hood above. There is space and plumbing for a dishwasher and generous American style 'Harer' fridge freezer. There is plenty of family space for a dining table and chairs and sofa with further fitted matching desk and storage above.

From the kitchen there is a useful utility room, matching the kitchen with space and plumbing for automatic washing machine and space for tumble dryer beneath with marble effect work surfaces and matching wall mounted units and 'Ideal' gas combination boiler. There is pedestrian access to the mature gardens and further access into the attached garage.

**FIRST FLOOR**  
Being equally impressive with three double bedrooms, all accessed from a generous landing which has useful fitted floor to ceiling cupboard space and also access to the family bathroom and the separate WC.

The Master Bedroom is stylishly presented with plenty of space, dual aspect UPVC double glazed windows and a beautifully presented en-suite shower room with a matching white suite of vanity wash hand basin and low level close coupled WC with a generous fully tiled shower cubicle.

Bedroom Two is a beautifully presented double bedroom with floor to ceiling mirror fronted wardrobes and bedroom three is attractively presented situated to the rear of the property with a beautiful outlook across the mature gardens with long distance views.

The family bathroom has a matching modern white suite being extensively tiled with a panel bath with shower over and glazed shower screen and contemporary wash hand basin with mirror fronted medicine cabinet above and electric shaver socket.

**OUTSIDE**  
To the front of the property the low maintenance tarmac driveway provides off road parking for several vehicles with access to the attached garage and further gated side access leading to the impressive rear garden.

The rear garden has been landscaped to provide a tranquil and private outdoor family space with a raised paved seating area complemented by an attractive private decked seating area with steps down to a further decked seating area.

There is a shaped, level lawn with gravel path borders and a further paved seating area with attractive well stocked shrub and herbaceous borders with a children's barked play area and a gravelled corner to the rear for a private seating area.

Useful timber garden shed, external water supply and lighting and gated access to the front.

The gardens are enclosed via wooden panel fencing and mature hedging and are well designed and safe for all the family.

**SERVICES**  
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

**FIXTURES & FITTINGS**  
Only those items described in these sale particulars are included in the sale.

**TENURE**  
Freehold with Vacant Possession upon Completion.

**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.