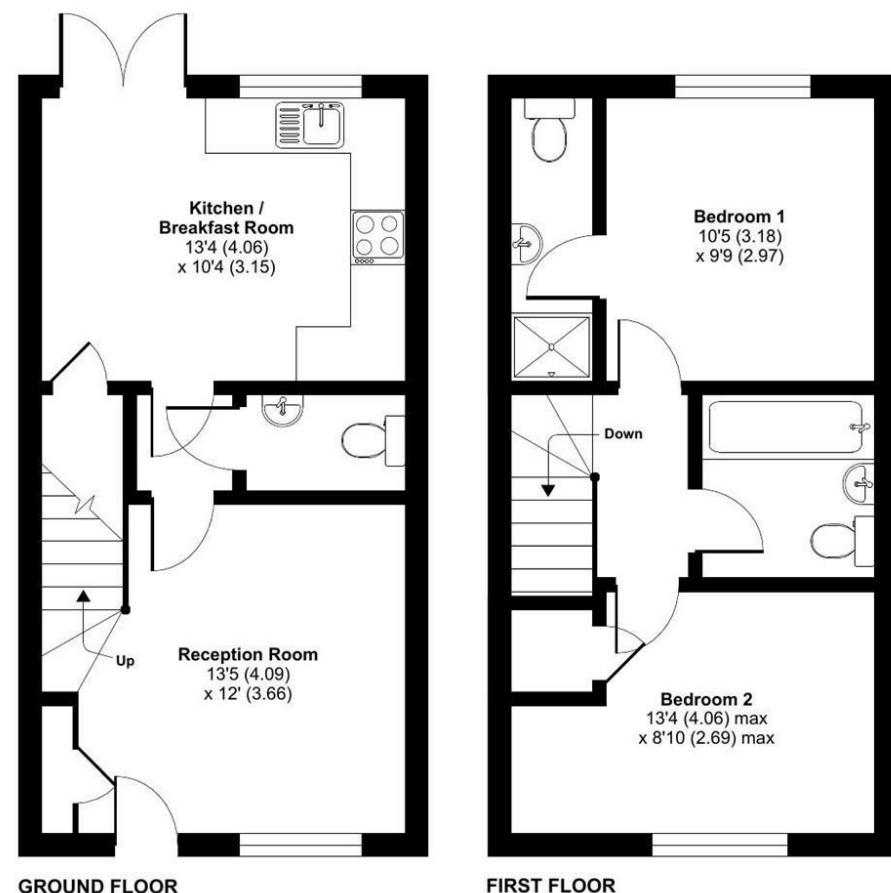


FOR SALE

8 Crocus Way, Lea Castle, Kidderminster, DY10 3FR



Approximate Area = 716 sq ft / 66.5 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). © nñchecom 2026. Produced for Halls. REF: 1528918



FOR SALE

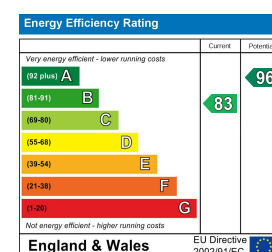
Offers in the region of £171,500

8 Crocus Way, Lea Castle, Kidderminster, DY10 3FR

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



England & Wales

EU Directive 2002/91/EC



01562 820880

Kidderminster Sales

137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@halls.gb.com



onTheMarket.com



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01562 820880



1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Available on a 70% shared ownership basis
- Modern two-bedroom semi-detached home
- Spacious reception room and kitchen/breakfast room
- Two well-proportioned bedrooms
- Family bathroom, En suite Shower room and ground floor cloakroom
- Enclosed rear garden with paved seating area

DESCRIPTION

Halls are delighted with instructions to offer Crocus Way for sale by Private Treaty.

SITUATION

Crocus Way is situated within the modern Lea Castle development on the outskirts of Kidderminster, enjoying an attractive setting with established woodland nearby. The location combines access to the surrounding countryside with the convenience of Kidderminster’s shops, supermarkets and leisure facilities.

The nearby village of Cookley provides further everyday amenities, whilst the A449 offers convenient road connections towards Worcester and Wolverhampton, making the property well placed for travel across the wider region.

W3W

///poster.petty.deal

DIRECTIONS

From the agent’s office on the Franche Road head in a northerley direction at the roundabout take the third exit onto the Wolverley road B4190 and towards Wolverley, at the roundabout take the third exit onto B4189 Wolverley Road, continue along before turning left onto Lea Castle Drive. Turn right onto Crocus Way and the property will be on your right.

SCHOOLING

Several schools and nurseries in the DY10 (Kidderminster) area offer specialized provision for 2-year-olds, focusing on early years foundation development. Key options include St George’s CE Primary, Offmore Primary, and Franche Community Primary School, which provide nursery or “tots” settings, along with private, forest-based option.

For Year 10 (14-15 year olds) in the DY10 (Kidderminster) area, secondary education focuses on starting the two-year GCSE curriculum. Key schools in or near DY10 include Holy Trinity School (all-through), Baxter College, and specialized, independent, or surrounding options like Wyre Forest School, Aurora Wilden View School, or Heathfield Knoll School.

PROPERTY

An attractively presented modern semi-detached home, offering thoughtfully arranged accommodation across two floors, ideally suited to contemporary everyday living.

The front door leads directly into the Reception Room, which provides a comfortable setting for relaxation, with ample space for a range of seating furniture and a pleasant outlook over the front elevation.

From the Reception Room, an inner hallway provides access to a useful ground floor Cloakroom, fitted with a low-flush WC and wash hand basin, before leading through to the Kitchen/Breakfast Room.

Positioned across the rear of the property, the Kitchen/Breakfast Room is appointed with a range of contemporary fitted wall and base units, complemented by worktop surfaces and space for dining furniture. French doors open directly onto the rear garden, allowing natural light to flood the room and providing an attractive connection between the internal accommodation and outdoor seating areas.

Stairs rise to the first-floor landing, from where doors provide access to two well-proportioned Bedrooms.

Bedroom One benefits from its own En-Suite Shower Room, whilst Bedroom Two provides flexible accommodation suitable for a guest bedroom, nursery or home office.

The accommodation is completed by a family Bathroom, fitted with a bath, wash hand basin and low-flush WC.

OUTSIDE

The property benefits from an attractive enclosed rear garden, principally laid to lawn and complemented by a generous paved patio, providing an ideal setting for outdoor dining and entertaining.

The garden is secured by timber fencing throughout, offering a pleasant degree of privacy, whilst a timber garden shed provides useful external storage. A side access provides a convenient connection between the front and rear of the property.

The garden has been thoughtfully arranged to offer an appealing outdoor space whilst remaining relatively straightforward to maintain.

100% of the property can also be purchased, please contact the selling agent’s for further information.

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 Leasehold with vacant possession upon completion and is for 70% ownership of property.

Service Charge-£57.94 Per Month

Ground Rent-£187.41 Per Month

Lease remaining- 119 Years

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