

9 PLANE TREE CLOSE

| KIDDERMINSTER | | DY10 2HE







A beautifully presented three-bedroom bungalow offering bright and spacious accommodation, including a generous kitchen/breakfast room and an inviting reception room opening into a Sun room, complemented by an enclosed rear garden, driveway parking and a detached double garage.

Offers in the region of £300,000





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- **Beautifully Presented Three-Bedroom Bungalow**
- **Spacious Reception Room Opening into a Sun Room**
- **Contemporary Kitchen/Breakfast Room**
- **Two Shower Rooms**
- **Enclosed Garden with Seating Areas**
- **Driveway Parking and Detached Double Garage**

Halls are delighted with instructions to offer Plane Tree Close for sale by Private Treaty.

This appealing bungalow provides approximately 1,159 sq ft of well-proportioned accommodation, arranged entirely over one floor. Tastefully presented throughout, the property offers a welcoming interior with generous living space.

The accommodation comprises a Kitchen/Breakfast Room, Reception Room and Conservatory, together with three Bedrooms and two Shower Rooms. Outside, driveway parking and a detached double garage are complemented by an attractive enclosed rear garden.

SITUATION

Plane Tree Close is conveniently positioned for access to Kidderminster town centre and its range of amenities including shops, supermarkets, schooling and transport links.

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.

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THE PROPERTY

The property is accessed through a side entrance opening into the spacious Kitchen/Breakfast Room. Fitted with a comprehensive range of contemporary wall and base units, the kitchen features contrasting work surfaces, an inset sink, hob with extractor above and fitted oven housing. There is space for additional appliances and a dining table, creating a sociable setting for everyday meals. Broad windows introduce excellent levels of natural light.

A door leads into the generously proportioned Reception Room, which provides ample space for comfortable seating and additional furniture. Recessed ceiling lighting complements the bright interior, whilst a broad opening connects the room with the extension.

The extension offers an attractive additional living space, with extensive glazing and a rooflight creating a particularly light and airy feel. Glazed double doors open onto the rear garden, making this an inviting room for relaxation and entertaining.





An inner hallway provides access to three well-proportioned Bedrooms. Bedroom One is a generous double room with an extensive range of fitted wardrobes and cupboards. Bedroom Two also benefits from built-in storage, whilst Bedroom Three offers flexibility as a guest bedroom, study or hobby room.

The accommodation is served by two separate Shower Rooms, each comprising a shower enclosure, wash hand basin and WC.

OUTSIDE

The property is approached through a shared driveway entrance, leading to a parking area and a detached double garage. The garage benefits from two vehicle doors and a pedestrian side entrance, providing useful space for parking, storage or hobbies.

The enclosed rear garden combines an area of lawn with paved seating terraces and gravelled sections, offering a pleasant balance of recreational and entertaining space. Established planting and a small tree add interest, whilst fenced boundaries define the garden.

Direct access from the extension creates a convenient connection between the living accommodation and outdoor space.

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 D on the local authority register.

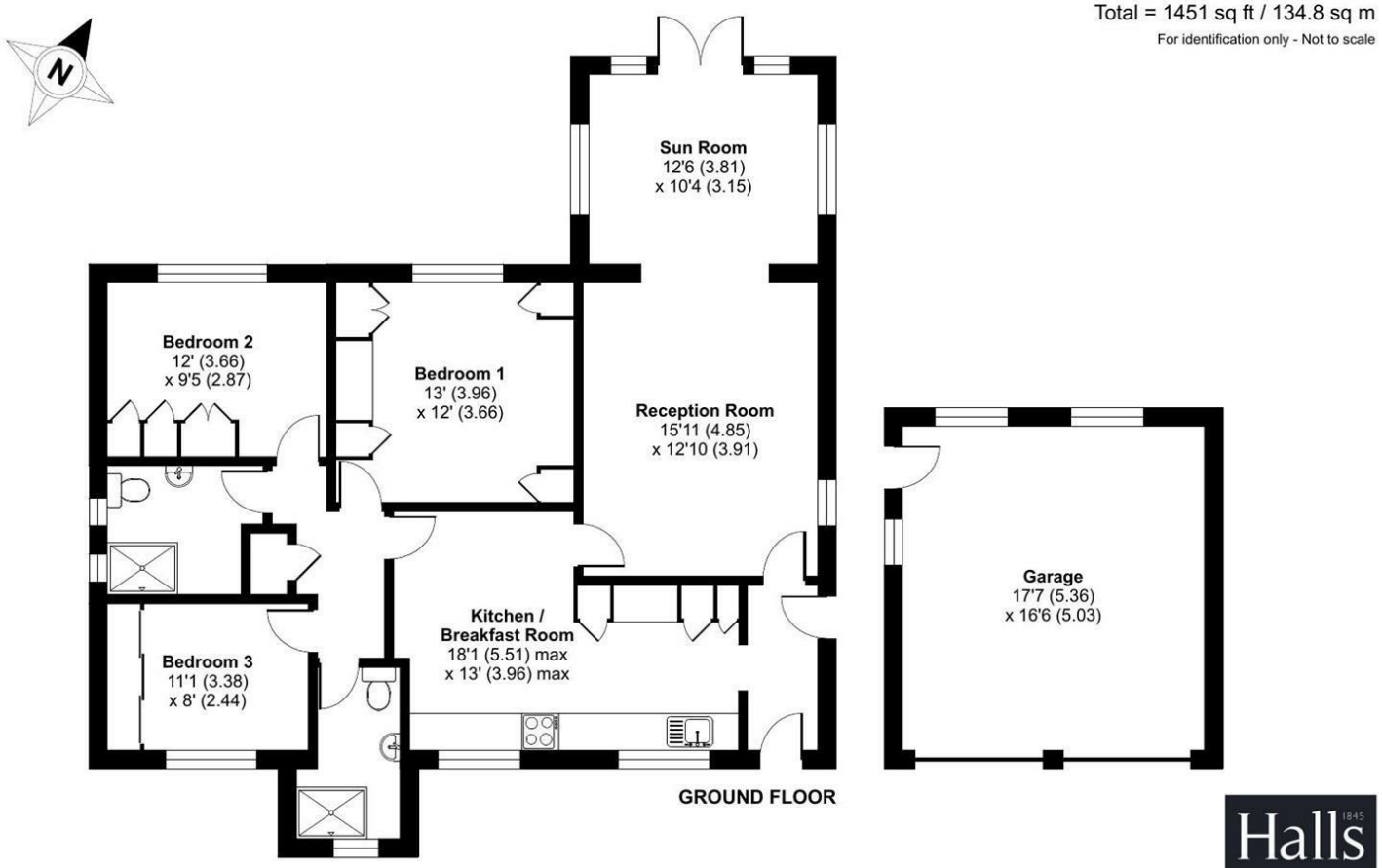
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We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf 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.

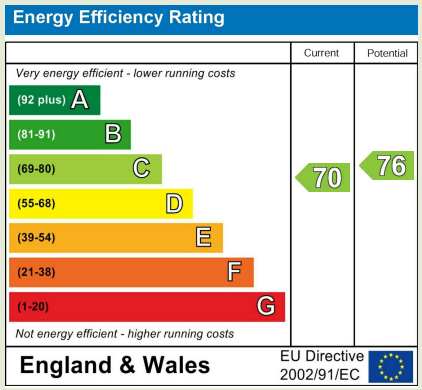
VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP

Approximate Area = 1159 sq ft / 107.7 sq m
Garage = 292 sq ft / 27.1 sq m
Total = 1451 sq ft / 134.8 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: 1530959



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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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KIDDERMINSTER SALES

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