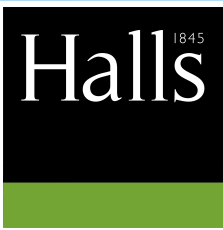


FOR SALE

46 Albert Road, Kidderminster, DY10 1SP



Approximate Area = 1402 sq ft / 130.2 sq m
For identification only - Not to scale



FOR SALE

Offers in the region of £180,000

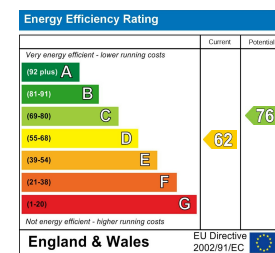
46 Albert Road, Kidderminster, DY10 1SP

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nXchem 2026. Produced for Halls. REF: 1483824

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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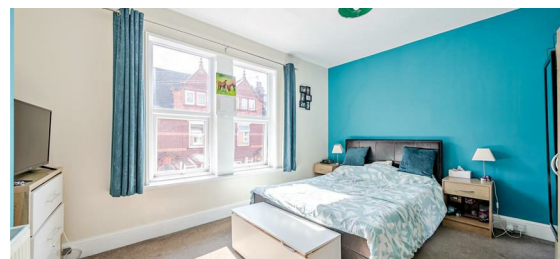
2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Attractive Victorian terraced home approximately 1,402 sq ft
- Three well-proportioned double bedrooms
- Two reception rooms and useful cellar
- Enclosed rear garden
- Convenient location close to Kidderminster town centre and local amenities

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 turn left onto Offmore Rd, then turn left again onto Albert Road where the property is on your right.

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.

Halls are delighted with instructions to offer Albert Road for sale by Private Treaty.

An attractive Victorian terraced property combines with generous and versatile accommodation extending to approximately 1,402 sq ft, arranged over four floors providing the space and practicality required for modern family living.

SITUATION

The property occupies a convenient residential position within Kidderminster, offering easy access to the town centre, supermarkets, cafés, leisure facilities and a wide range of everyday amenities. Kidderminster railway station provides regular services to Birmingham, Worcester and beyond, while the nearby road network offers excellent connectivity throughout Worcestershire and the wider Midlands.

W3W

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PROPERTY

The property opens into a bright and comfortable living room, where high ceilings and large windows create an inviting reception space ideal for everyday living.

To the rear, a separate dining room provides an excellent setting for family meals and entertaining, with convenient access to the kitchen and the rear garden.

The kitchen is fitted with a range of wall and base units offering ample storage and preparation space, with direct access to the rear garden.

Below the ground floor, the property benefits from a substantial cellar divided into two useful chambers, presenting excellent storage or workshop space, together with potential for a variety of future uses, subject to any necessary consents.

To the first floor are two generously proportioned double bedrooms, while the second floor is dedicated to a particularly spacious bedroom, creating a private retreat with useful access to the eaves for additional storage.

OUTSIDE

To the rear, the property enjoys a generously sized enclosed garden comprising a paved seating terrace, ideal for outdoor dining and entertaining, leading onto a well-maintained lawn bordered by timber fencing.

The overall space offers an excellent environment for children, pets and keen gardeners alike.

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 A 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