

FOR SALE

16 Brabham Close, Kidderminster, DY11 5EA

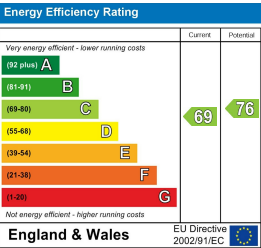


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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely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



A spacious four-bedroom family home enjoying a quiet cul-de-sac position, offering driveway parking, garage, conservatory and enclosed rear garden within a popular Kidderminster residential location.



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137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
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2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Spacious four-bedroom family home
- Reception room and Conservatory
- Kitchen / dining room
- Driveway parking and integral garage
- Enclosed rear garden
- Quiet cul-de-sac location
- Popular Kidderminster residential area

DESCRIPTION

Halls are delighted with instructions to offer Brabham Close for sale by Private Treaty. This attractive four-bedroom family home occupies a pleasant position within a quiet cul-de-sac and offers spacious and well-balanced accommodation throughout, together with driveway parking, garage and an enclosed rear garden.

The property provides versatile living space ideally suited to modern family living, combining comfortable reception areas with well-proportioned bedrooms and excellent outdoor space.

SITUATION

Brabham Close is situated within a popular residential area of Kidderminster, providing convenient access to a wide range of local amenities including shops, schools and leisure facilities. The town centre is within easy reach and offers rail connections together with excellent road links to the wider Wyre Forest area.

W3W

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DIRECTIONS

From the agent’s office on the Franche Road head in a northerly direction, after a short distance turn right into Marlpool Place follow the road around and then turn right onto Marlpool Lane, at the mini roundabout turn left onto Willowfield Drive, follow the road round onto Puxton Drive, after a short distance turn left onto Brabham Close where you will find the property on the left hand side at the end of the cul de sac.

SCHOOLING

The area is served by a range of well-regarded schools including St Catherine’s CE Primary School, Franche Community Primary School, C of E Secondary School and Baxter College. Independent schooling is available at Heathfield Knoll School in Wolverley, providing education from nursery through to sixth form.

THE PROPERTY

The accommodation is entered via a porch providing access to the groundfloor rooms.

The main reception room offers a comfortable and spacious living area, enjoying good natural light and providing an ideal setting for relaxing and entertaining. Stairs to the first floor are located in the reception room.

To the rear of the property is the kitchen/dining room, fitted with a range of base and wall units with complementary work surfaces and space for appliances, creating a practical and sociable space for everyday family life.

The property further benefits from a conservatory, providing an additional reception area overlooking the rear garden and offering a pleasant space for relaxing throughout the year.

To the first floor there are four well-proportioned bedrooms, including a generous master bedroom.

The accommodation is served by a main bathroom and additional shower room, providing convenience for family living.



OUTSIDE

To the front of the property there is a driveway providing off-road parking together with access to an integral garage.

The rear garden is enclosed and provides a pleasant outdoor space suitable for relaxing, entertaining and family use.

Laid mainly to lawn with shrub and herbaceous borders,bordered with wooden fence panels and a raised seating area with a corner pergola offers an excellent area to sit and relax.

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 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