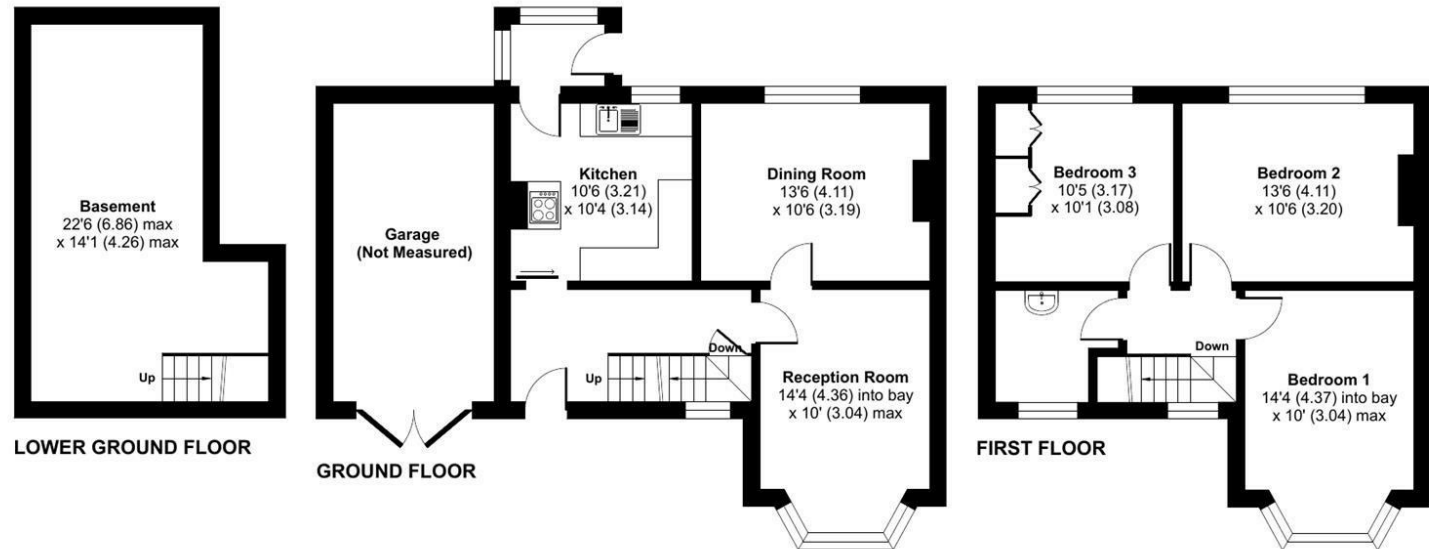


FOR SALE

82 Castle Road, Kidderminster, DY11 6TH



Approximate Area = 1279 sq ft / 118.8 sq m (excludes garage)  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2026. Produced for Halls. REF: 1425967



FOR SALE

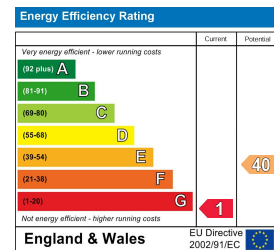
Auction Guide Price £75,000

82 Castle Road, Kidderminster, DY11 6TH

**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



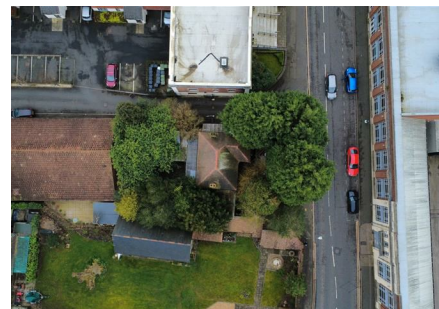
01562 820880

**Kidderminster Sales**  
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP  
E: kidderminster@hallsgb.com



AUCTION 1st OF MAY

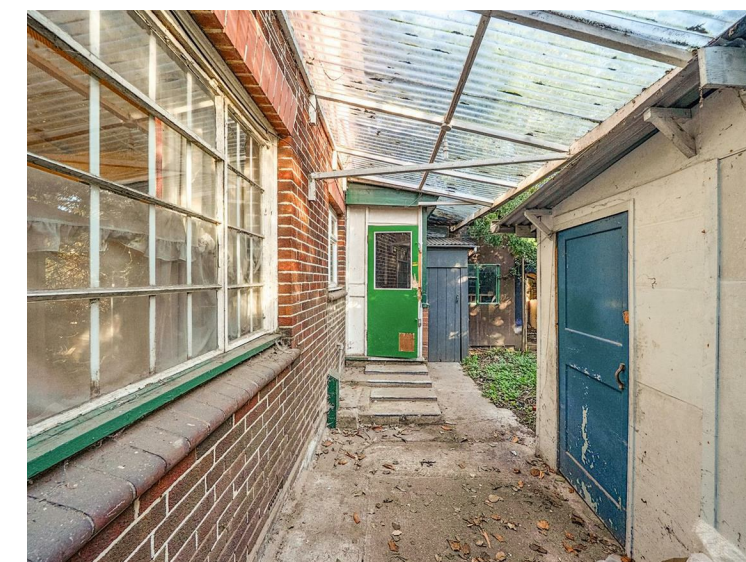
A three-bedroom detached property requiring modernisation, positioned within a convenient residential area of Kidderminster and offered for sale by public auction with vacant possession. The accommodation extends to approximately 1,279 sq ft (excluding the garage) and includes a basement, providing excellent scope for improvement or investment.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

2 Reception  
Room/s

3 Bedroom/s

1 Bath/Shower  
Room/s

- Three-bedroom detached property
- Offered for sale by public auction (1st May 2026)
- Excellent renovation / investment opportunity
- Freehold with vacant possession on completion
- Basement providing additional useful space
- Convenient Kidderminster location close to amenities

#### DESCRIPTION

Halls are delighted with instructions to offer Castle Road for sale by Public Auction on Friday 1st May 2026. A three-bedroom detached property requiring modernisation, positioned within a convenient residential area of Kidderminster and offered for sale by public auction with vacant possession. The accommodation extends to approximately 1,279 sq ft (excluding the garage) and includes a basement, providing excellent scope for improvement or investment.

#### SITUATION

The property is conveniently situated on Castle Road within Kidderminster, a well-established residential area offering easy access to a range of local amenities including shops, supermarkets, schools and leisure facilities. The town centre is within close proximity, providing further shopping and transport links, including railway services to Birmingham and Worcester. The property is also well positioned for road connections via the A442 and nearby motorway networks, making it suitable for both commuters and local buyers alike.

#### W3W AND DIRECTIONS

///exist.going.chat

From the agent's office on the Franche Road head in a Southerly direction towards Proud Cross Ringway, at the roundabout, take the 3rd exit onto Proud Cross Ringway/A442, at the roundabout, take the 2nd exit onto Chapel St. Turn left to stay on Chapel St. Turn right onto Park St. Turn left onto Castle Rd. Destination will be on the right.

#### 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.

#### SERVICES

We understand that the property benefits from mains water, electricity 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 AND COUNCIL TAX

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF. 01562 732928

The property is being shown as being within council tax band C on the local authority register.

#### GUIDE PRICE

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

#### METHOD OF SALE

The land is to be offered for sale via Auction on Friday 1st May 2026 at 2pm at Halls Holding House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR

#### ANTI-MONEY LAUNDERING (AML) CHECKS

PLEASE NOTE that any person buying or bidding at auction MUST produce TWO forms of identification documentation. One to confirm their name and residential address, i.e. utility bill or bank statement and one photo ID, i.e. passport or driving licence. We will be unable to accept your bid unless you have registered with us and produced suitable ID.

We are legally obligated to undertake anti-money laundering checks on all property purchasers. We are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly. 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 and is non-refundable. We thank you for your cooperation.

LEGAL PACK A legal pack will be prepared by the Solicitor in advance of the auction. A copy can be requested from the Selling Agent (see Conditions of Sale below).

#### CONDITIONS OF SALE

Please note that the property is sold in accordance with the Common Auction Conditions (4th Edition, March 2018) (a copy of which is included with the Legal Pack). Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendors Solicitor prior to the auction. The contract and special conditions of sale will not be read out by the auctioneers at the auction, but will be available for inspection at the auctioneers' offices or the vendors solicitors for a period before the auction date. Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of and will be attached to the Sale Memorandum.

#### BUYER'S PREMIUM

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the hammer, they will be responsible for paying a Buyer's Premium. This is additional to the purchase price and is set at 2.5% plus VAT, of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600). The fee will apply whether the lot is purchased before, at or after the auction.

#### SOLICITOR

MFG

#### BIDDING ON BEHALF OF ANOTHER PARTY (THIRD PARTY BI)

Where a person registers to bid on behalf of another individual or entity (the "Ultimate Purchaser"), the Auctioneers must be notified in advance of the auction. The bidder will be required to provide a valid, signed letter of authority from the Ultimate Purchaser confirming they are authorised to bid on their behalf. In addition, full identification and verification checks must be completed on the Ultimate Purchaser in accordance with anti-money laundering regulations prior to the auction. The individual attending and bidding must also produce satisfactory identification on the day. The Auctioneers reserve the right to refuse registration and/or any bid where these requirements have not been fully satisfied.