

FOR SALE

77 Washington Street, Kidderminster, DY11 6QA



Approximate Area = 827 sq ft / 76.8 sq m
 Outbuilding = 139 sq ft / 12.9 sq m
 Total = 966 sq ft / 89.7 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). © n\checon 2026. Produced for Halls. REF: 1438208



FOR SALE

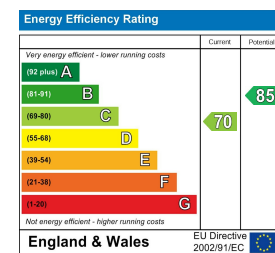
Offers in the region of £215,000

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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 beautifully presented and deceptively spacious two-bedroom period home with loft space, two reception rooms, conservatory, landscaped garden and no onward chain, close to Kidderminster town centre amenities.



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

2 Bedroom/s

1 Bath/Shower
Room/s

- No Onward Chain
- Spacious two-bedroom semi-detached home
- Highly useful loft space
- Two reception rooms plus conservatory
- Attractive enclosed rear garden with decking
- Convenient town centre location close to amenities

DESCRIPTION

Halls are delighted with instructions to offer Washington Street for sale by Private Treaty.

A well-presented and deceptively spacious two-bedroom semi-detached home, ideally positioned within convenient reach of Kidderminster town centre and offered with no onward chain.

SITUATION

Washington Street is conveniently situated in a popular residential position within Kidderminster, offering easy access to the town centre, local shops, supermarkets and everyday amenities. The area is well placed for commuting, with excellent road links via the A456 and A449, together with rail services from Kidderminster station providing direct connections towards Birmingham and Worcester.

W3W

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DIRECTIONS

From Halls Kidderminster Office on Franche Road (DY11 5AP), proceed in a Southerley direction along Franche Road heading towards the town centre. At the roundabout take the 4th exit onto Mason Road, at the roundabout take the first exit onto Blakebrook at the end of the road go straight over at the traffic lights, take the first right turning onto Washington Street and you will find the property on the left hand side.

SCHOOLING

The area is well served by a range of schooling options. Local primary schools include Sutton Park Primary school, St.John's C of E Primary School, Foley Park Primary while secondary education is provided by Baxter College and King Charles I School, both of which are well regarded and easily accessible. Further state and independent schooling options can be found in the wider Kidderminster, Stourbridge and Worcester areas.

PROPERTY

The property provides well-balanced accommodation arranged over three floors, making it ideally suited to first-time buyers, downsizers, or investors alike.

The ground floor briefly comprises a welcoming reception room to the front, together with a separate dining/living room creating an excellent space for entertaining or family living.

To the rear, the kitchen is fitted with a range of units and opens through to a conservatory overlooking the garden.

The property is further enhanced by gas central heating, double glazing and excellent access to local amenities, schooling and transport links.

To the first floor are two well-proportioned bedrooms served by a family bathroom, whilst the second floor benefits from a highly useful loft space, offering excellent flexibility as a home office, hobbies room or occasional guest space.

OUTSIDE

Externally, the property enjoys an attractive enclosed rear garden, designed for ease of maintenance and ideal for outdoor dining, with a decked seating terrace leading onto a lawned garden.

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.