

FOR SALE

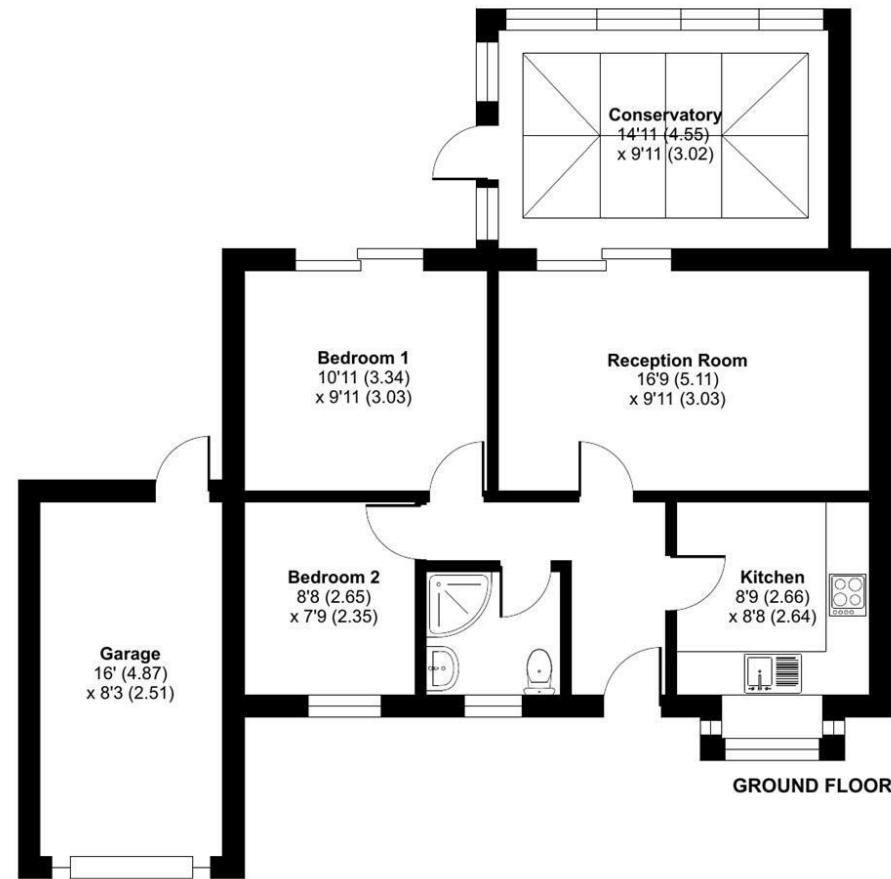
19 Court Close, Kidderminster, DY11 5YZ



FOR SALE Offers Over £270,000

19 Court Close, Kidderminster, DY11 5YZ

Approximate Area = 842 sq ft / 78.2 sq m (includes garage)
For identification only - Not to scale



GROUND FLOOR

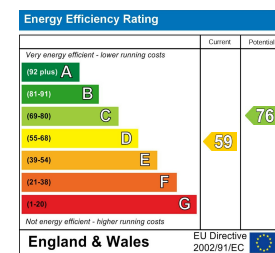


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for Halls. REF: 1403665

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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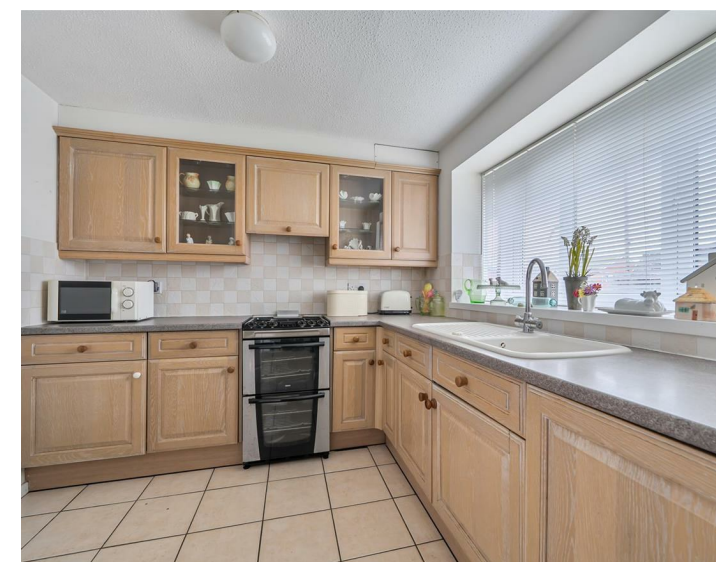
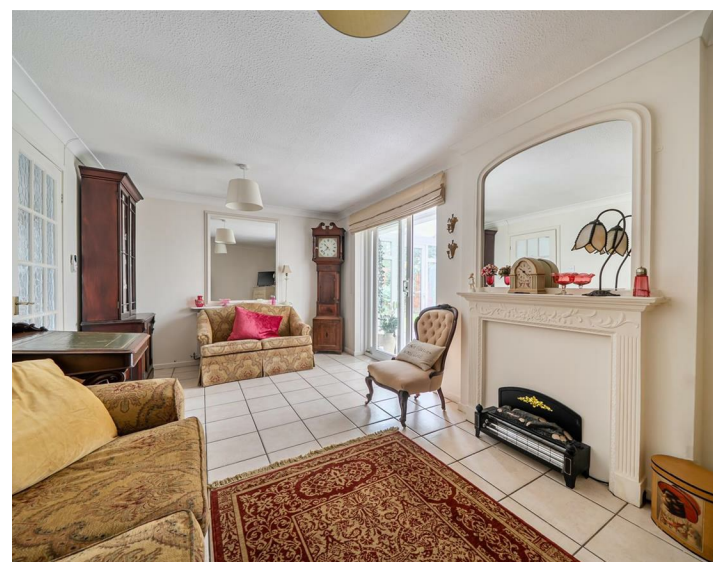
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01562 820880

2 Reception
Room/s

2 Bedroom/s

1 Bath/Shower
Room/s

- Link detached bungalow offered with no onward chain
- Two bedrooms
- Reception room
- Conservatory overlooking the rear garden
- Integral garage and driveway parking
- Quiet cul-de-sac location
- Convenient for Kidderminster town centre and local amenities

DESCRIPTION

Halls are delighted with instructions to offer Court Close by Private Treaty.

The property is offered with no onward chain and occupies a quiet position within a small residential cul-de-sac on the northern side of Kidderminster.

SITUATION

Court Close occupies a convenient residential position within Kidderminster, providing easy access to local amenities, shops and services. The town centre offers a wide range of retail, leisure and transport facilities, while road links allow access to Stourport-on-Severn, Bewdley and the wider Wyre Forest area.

W3W

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DIRECTIONS

From the agents office on the Franche Road proceed North until you reach the roundabout, take the 3rd exit onto Wolverley Road B4190, after a short distance turn left into Lowe Lane, then turn right onto Franche court Dr, then take next right into Court Close, bear right at end of road into the private drive road where you will find the property will be on the left hand side.

SCHOOLING

The property lies within a convenient proximity to a number of well regarded state and private schools, including St.Catherine's C of E Primary, Franche Primary School, Wolverley Sebright Primary, Baxter College, Wye Forest School, Heathfield Knoll School and Wribbenhall School.

THE PROPERTY

The property is entered via a central hallway. The main reception room provides comfortable everyday living space, while the conservatory offers flexibility for dining or sitting room overlooking the rear garden.

The kitchen is fitted with a range of wall and base units with work surfaces and space for domestic appliances.

There are two bedrooms, both well proportioned, together with a bathroom fitted with a suite comprising shower, wash hand basin and WC.

OUTSIDE

Externally, the property benefits from a front garden and private driveway leading to the integral garage.

To the rear is a pleasant enclosed garden, providing space for seating and planting.

The property is approached via an unadopted road.

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

Council Tax Band C

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