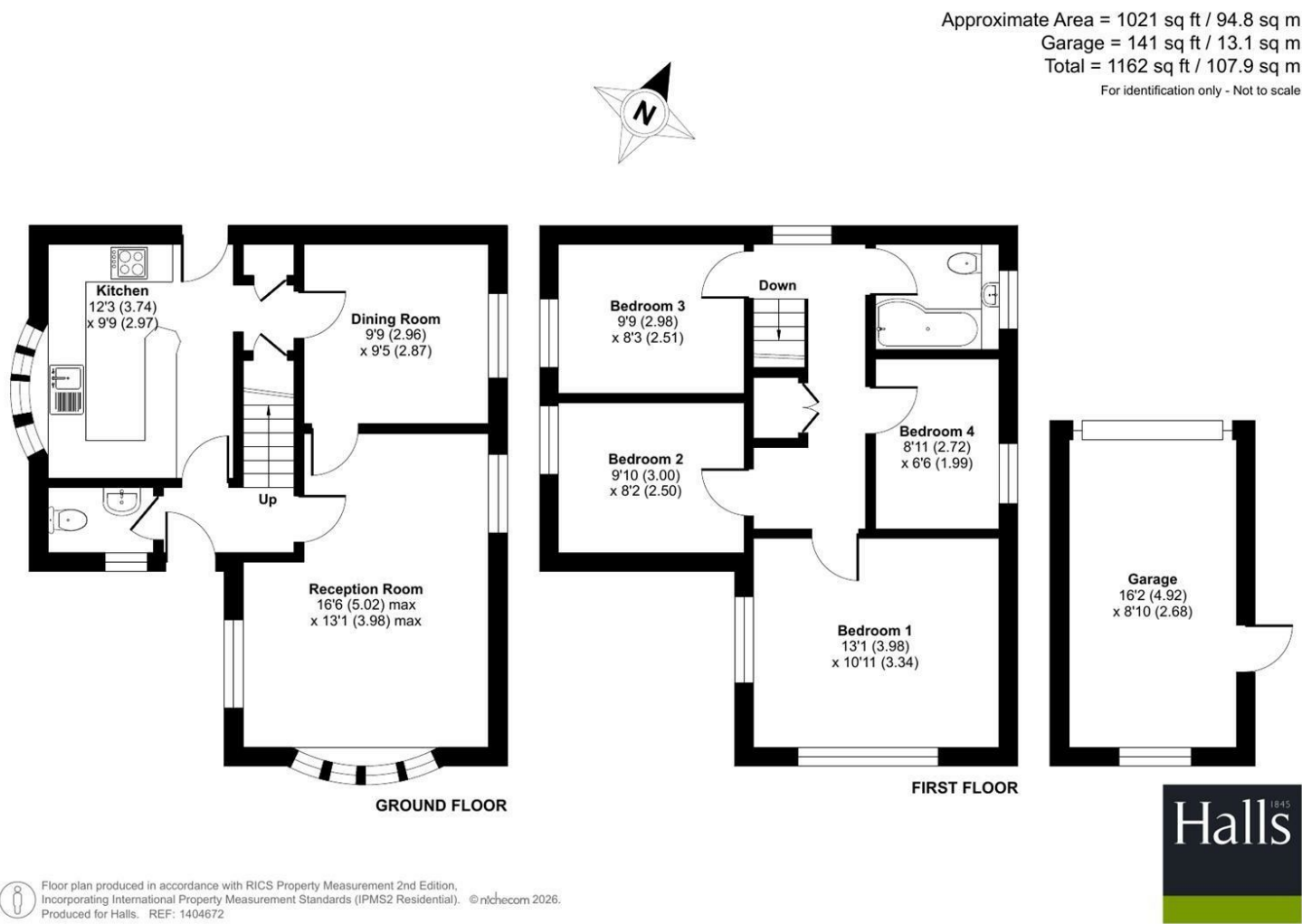


FOR SALE

94 Manor Avenue South, Kidderminster, DY11 6DG



FOR SALE

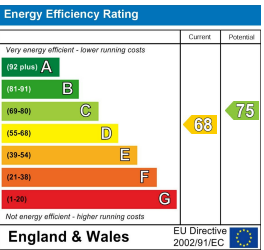
Offers in the region of £395,000

94 Manor Avenue South, Kidderminster, DY11 6DG

**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 well-proportioned four-bedroom detached family home occupying a convenient and established residential position. The property offers two reception rooms, four bedrooms, off-road parking, a garage and a private rear garden, making it ideal for family occupation.



01562 820880

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



OnTheMarket.com



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 any agent 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.

halls.gb.com

01562 820880

halls.gb.com Residential / Fine Art / Rural Professional / Auctions / Commercial





2 Reception  
Room/s



4 Bedroom/s



1 Bath/Shower  
Room/s



- Four-bedroom detached family home
- Two reception rooms
- Fitted kitchen and dining room
- Driveway parking and garage
- Private rear garden
- Popular residential location close to amenities

DESCRIPTION

Halls are delighted with instructions to offer Manor Avenue South For sale by Private Treaty.

The property provides well-balanced accommodation arranged over two floors and is well suited to modern family living.

Internally, the layout offers a combination of flexible reception space and comfortable bedroom accommodation, with scope for personalisation if required.

SITUATION

Manor Avenue South occupies a convenient residential position within Kidderminster, well placed for access to local amenities, schooling and transport links.

Kidderminster town centre is readily accessible, with further facilities available throughout the wider Wyre Forest area.



W3W

///choice.aware.boost

DIRECTIONS

From the agents office in Franche Road proceed in a Northerly direction and at the roundabout take the first exit onto Habberley Lane and again the first exit at the next roundabout onto Habberley Road. Turn right into Manor Avenue and bear left onto Manor Avenue South.

SCHOOLING

The area is well served by a range of highly regarded schooling options. Local primary provision includes Sutton Park Primary School (Outstanding), St Catherine’s Church of England Primary and Franche Primary School, together with additional schools within the wider Kidderminster area. Secondary education is available at Wolverley Church of England Secondary School and Baxter College, with further all-through provision at Holy Trinity School (Reception to Sixth Form). Specialist and alternative educational settings are also available locally.

THE PROPERTY

The accommodation is arranged over two floors and briefly comprises:

To the ground floor, an entrance hall leads to a well-proportioned reception room together with a separate dining room, providing flexible living and entertaining space.

The fitted kitchen and downstairs cloakroom completes the ground floor accommodation.



To the first floor, the property offers four well-proportioned bedrooms, each enjoying good natural light and providing flexible accommodation suitable for family living, guest rooms or home working.

The bedrooms are served by a well-appointed family bath/shower room, creating a practical and comfortable arrangement to meet the needs of modern family life.

OUTSIDE

Externally, the property benefits from a rear garden providing a pleasant space for outdoor seating, recreation and family use.

To the front, a driveway provides off-road parking and access to the garage, enhancing the practicality of the home.

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, DY11 7WF

COUNCIL TAX

Council Tax Band D



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