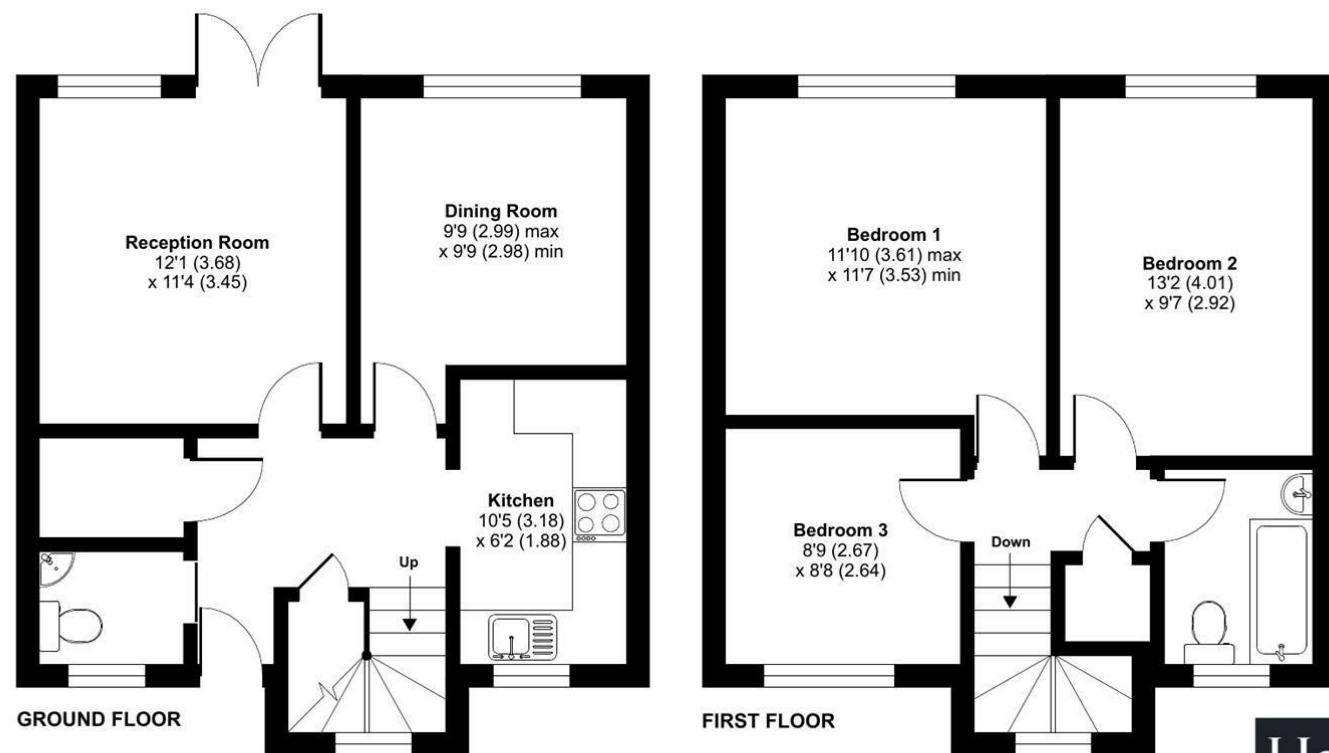




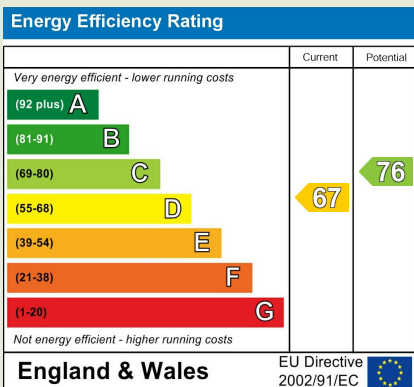
Approximate Area = 932 sq ft / 86.6 sq m
For identification only - Not to scale



Halls 1845



17 WOOD STREET
| KIDDERMINSTER | | DY11 6UE



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



KIDDERMINSTER SALES

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

☎ 01562 820880 ✉ kidderminster@halls.gb.com

👉 www.halls.gb.com 📱 📺

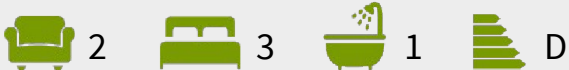


Well-presented three-bedroom home with spacious living, two reception rooms and a convenient town centre setting—ideal for first-time buyers, families or investors.

Offers in the region of £209,000

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



- Three-bedroom mid-terraced home
- Two reception rooms
- Ideal for first-time buyers or investors
- Convenient town location
- Good access to transport links
- Fitted kitchen with practical layout

DESCRIPTION

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

A well-presented three-bedroom mid-terraced home offering spacious and well-balanced accommodation, including two reception rooms and a fitted kitchen, ideally suited to first-time buyers, families or investors, all conveniently situated close to Kidderminster town centre and local amenities.

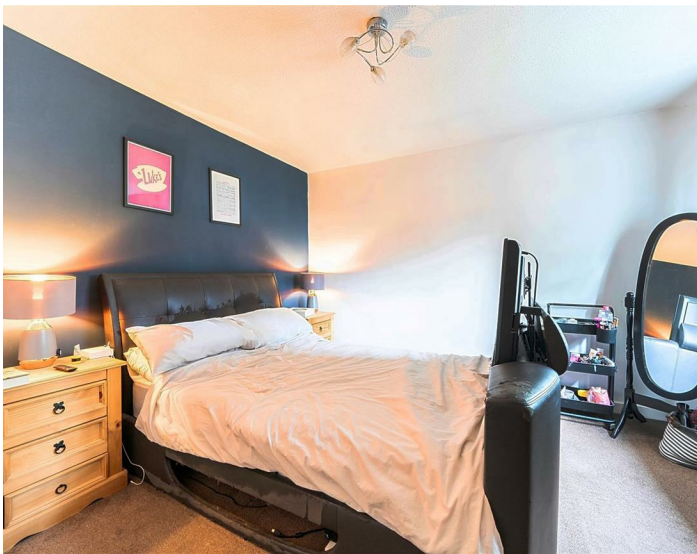
SITUATION

The property is conveniently situated within a popular residential area of Kidderminster, offering easy access to a wide range of local amenities including shops, supermarkets, cafés and leisure facilities.

Kidderminster town centre is within easy reach, together with excellent transport links to Worcester, Birmingham and the wider Midlands via the A442, A449 and M5 motorway network.

W3W

///rise.racing.like



DIRECTIONS

From the agents office on the Franche Road, DY11 5AP, head in a south east direction, at the roundabout, take the 3rd exit onto Proud Cross Ringway/A442, at the roundabout, take the 2nd exit onto Chapel St, turn right into Wood Street then take the first right turning where you will find the property on the right.

SCHOOLING

The area is particularly well served by a strong range of schooling options. Local primary schools include Franche Primary School, St Catherine's CE Primary School and St John's C of E Primary School, with highly regarded secondary education available at King Charles I School and Baxter College. Independent schooling can be found at Heathfield Knoll, making the location highly attractive for families.

THE PROPERTY

This three-bedroom home provides comfortable and practical accommodation arranged over two floors.

The ground floor benefits from a reception room, separate dining room and a fitted kitchen, creating a versatile living space suited to both everyday family life and entertaining.

The property also benefits from a downstairs cloakroom.

To the first floor, the property offers three well-proportioned bedrooms along with a family bathroom.

The layout is well balanced and lends itself perfectly to a range of buyers including first-time purchasers, young families or those seeking a sound investment opportunity.



OUTSIDE

The property benefits from a low-maintenance rear garden, ideal for outdoor dining and relaxation, along with off-street parking.

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 A 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 £36 (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