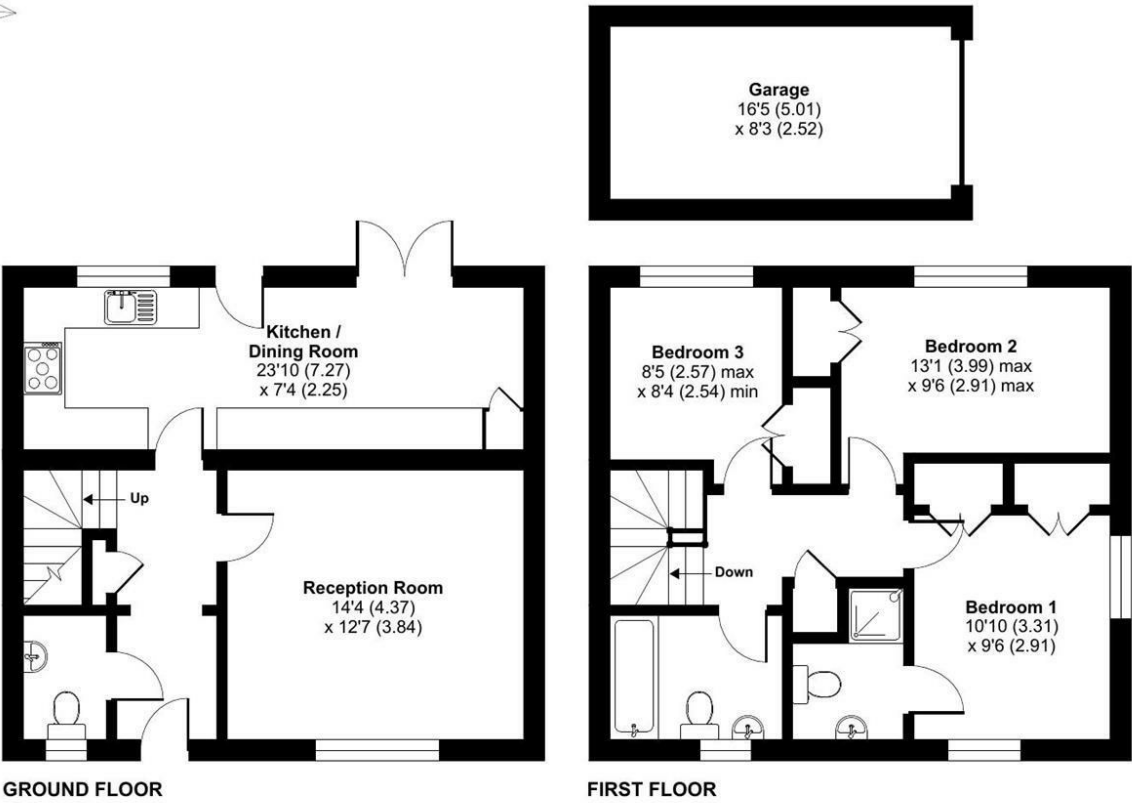


FOR SALE

54 Primrose Way, Kidderminster, DY10 1NG



Approximate Area = 1054 sq ft / 97.9 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1191 sq ft / 110.6 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). © nXchem 2026. Produced for Halls. REF: 1510570



FOR SALE

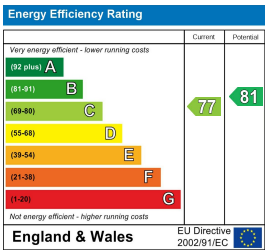
Offers in the region of £269,995

54 Primrose Way, Kidderminster, DY10 1NG

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-presented three-bedroom modern family home, offering stylish and well-proportioned accommodation together with an enclosed rear garden and detached garage, conveniently situated within this popular residential development in Kidderminster.



01562 820880

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



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1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Immaculately Presented Modern Family Home
- Three Well-Proportioned Bedrooms
- Principal Bedroom with En-Suite
- Stylish Kitchen/Dining Room
- Detached Garage
- Convenient Kidderminster Location

Halls are delighted with instructions to offer Primrose Way for sale by Private Treaty.

An attractive and well-presented modern home, providing comfortable and stylish accommodation arranged over two floors.

The property has been thoughtfully maintained and enhanced by the current owners, combining contemporary fittings with practical living spaces ideally suited to modern family life.

SITUATION

The property occupies a pleasant position within a popular modern residential development on the eastern side of Kidderminster, conveniently positioned for access to the town centre and the excellent range of amenities available locally.

Kidderminster provides an extensive selection of shops, supermarkets, restaurants, cafés and leisure facilities, together with a railway station providing direct services towards Birmingham and Worcester.

The property is also well placed for access to the nearby road network, which convenient connections towards Stourport-on-Severn, Bewdley, Worcester and Birmingham.



W3W

///buyers.soda.until

DIRECTIONS

From the agent’s office on the Franche Road head in a southerly direction, at the roundabout, take the 3rd exit onto Proud Cross Ringway/A442. Keep left to continue towards Park Butts Ringway/A456.

Use the left lane to merge onto Park Butts Ringway/A456. Continue to follow A456.

At the roundabout, take the 2nd exit onto St Georges Ringway/The Ringway/A456. At the roundabout, take the 2nd exit onto The Ringway/A451.

At the roundabout, take the 1st exit onto Comberton Hill/A448. Continue on Hoo Rd. Turn left at the roundabout onto Primrose Way, continuing until the property is on your right.

SCHOOLING

The property is well placed for a wide range of schooling options, with primary education being available at St George’s Church of England School, Offmore Primary School, Comberton Primary School and St Oswald’s CoE Primary School, all offering well-regarded local provision.

Secondary education is available at King Charles I School and Sixth Form Centre, together with the all-through Holy Trinity School, both providing education from secondary level through to sixth form.

Further options within the wider area include Wolverley Church of England Secondary School, together with independent schooling at Heathfield Knoll School in nearby Wolverley, and specialist provision at Wyre Forest School.



PROPERTY

The front door opens into a welcoming entrance hall leading to the reception room, which is an attractive and comfortable living space, benefitting from good levels of natural light and ample space for furniture.

To the rear of the property, the kitchen has been stylishly fitted with an extensive range of contemporary units complemented by contrasting work surfaces and integrated appliances, with attractive exposed brick detailing adding further character, with space for a dining table and chairs, while french doors open directly onto the rear garden, allowing for internal and external entertaining areas.

The property also benefits from a downstairs W/C.

The principal bedroom is an attractive double bedroom with the benefit of its own en-suite bathroom and fitted wardrobes, while bedroom two provides a further comfortable double bedroom.

Bedroom three is a versatile room which would make an excellent child’s bedroom, guest room or home office depending upon individual requirements.

The accommodation is completed by a generous family bathroom.

OUTSIDE

To the rear of the property is an enclosed garden which has been arranged to provide an excellent combination of outdoor entertaining space and low-maintenance family-friendly areas.

The property also benefits from a detached garage, providing additional storage.



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 D 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