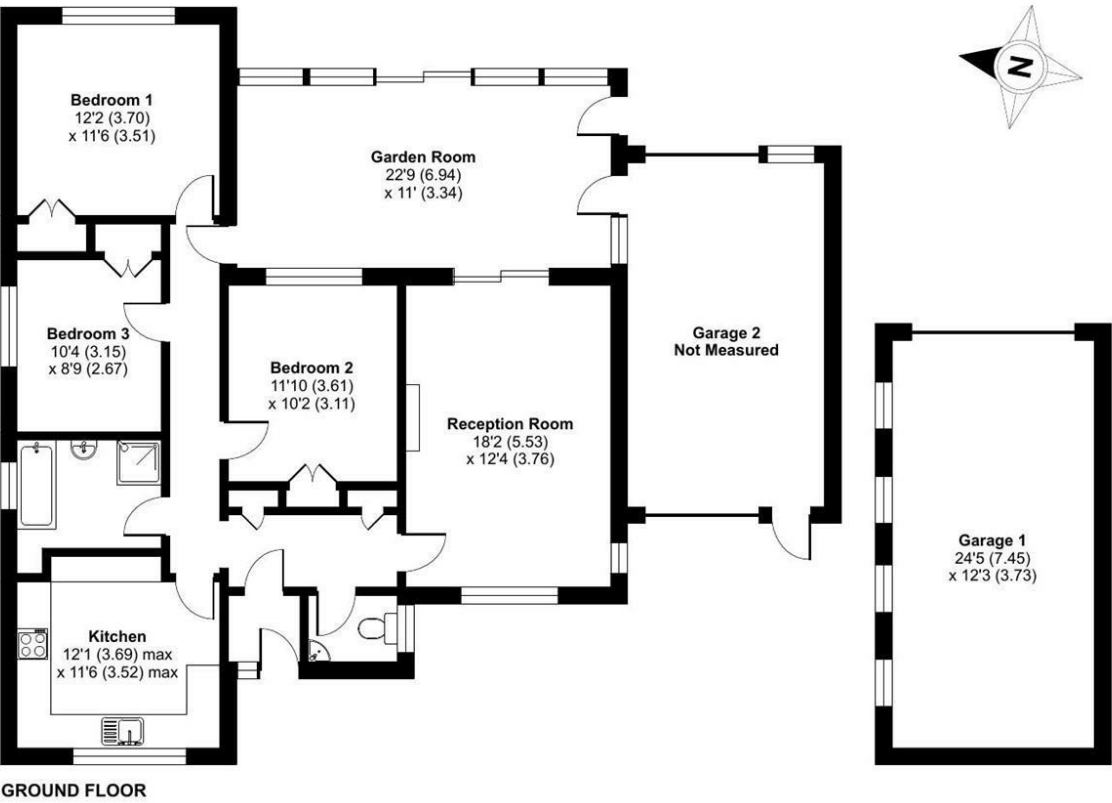


FOR SALE

121 St. Johns Avenue, Kidderminster, DY11 6AU



Approximate Area = 1286 sq ft / 119.5 sq m (excludes garage 2)
Garage 1 = 298 sq ft / 27.7 sq m
Total = 1584 sq ft / 147.2 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). © nacheom 2026. Produced for Halls. REF: 1529667



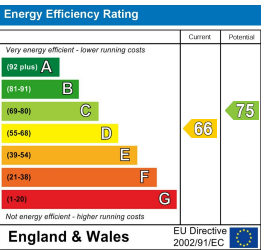
FOR SALE

Offers in the region of £450,000

121 St. Johns Avenue, Kidderminster, DY11 6AU

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



An appealing three-bedroom detached bungalow offering generous and versatile accommodation, complemented by extensive established gardens, ample driveway parking and two garages, conveniently situated for Kidderminster's amenities.



01562 820880

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



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2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- **Spacious detached bungalow**
- **Three well-proportioned bedrooms**
- **Generous reception room and garden room**
- **Contemporary fitted kitchen**
- **Extensive gardens with mature planting**
- **Ample driveway parking and two garages**

Halls are delighted with instructions to offer St. John's Avenue for sale by Private Treaty.

This attractive detached bungalow provides well-proportioned accommodation arranged entirely over one floor, with generous living spaces complemented by established gardens.

The accommodation extends to approximately 1,286 sq ft, excluding the garages, and comprises an Entrance Hall, Reception Room, Kitchen and substantial Garden Room, together with three Bedrooms, a Bathroom and separate Cloakroom.

SITUATION

The property is conveniently situated within easy reach of Kidderminster town centre, offering access to a wide range of amenities including shops, supermarkets, cafés and leisure facilities.

Excellent transport links are available nearby via the A456 and A449, providing straightforward access towards Worcester, Birmingham and the wider Midlands motorway network.



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.

W3W

///cove.name.traded

THE PROPERTY

The principal entrance opens into an Entrance Hall, from where doors provide access to the main accommodation.

The generously proportioned Reception Room offers ample space for comfortable seating and additional furniture. A front-facing window introduces natural light, whilst glazed double doors lead through to the Garden Room, creating a pleasing connection between the two living spaces.

Extending across much of the rear of the bungalow, the generously proportioned Garden Room which benefits from a newly installed Edwardian insulated roof that comes with a 10 year guarantee and extends to approximately 22'9" in length, providing an impressive additional living space overlooking the rear garden, with ample room for dining and relaxed seating. Broad windows overlook the established gardens, whilst an external door provides direct access outside.

The Kitchen is fitted with a comprehensive range of contemporary white wall and base units, complemented by contrasting work surfaces. A window above the sink provides natural light, with space beneath the work surfaces for appliances.

New flooring throughout enhances the presentation and welcoming feel of the accommodation.



The three Bedrooms offer flexibility for a range of purchasers. Bedrooms One and Two are comfortable double rooms with fitted storage, whilst Bedroom Three could equally serve as a guest bedroom, study or hobby room.

The bedrooms are served by a Bathroom comprising a bath, separate shower enclosure, wash hand basin and WC.

A separate Cloakroom, accessed from the entrance hall, provides an additional WC and wash hand basin.

OUTSIDE

Outside, a broad gravelled driveway provides ample parking and access to the attached garage, whilst a further attached garage situated underneath the bedrooms, offers additional storage or workshop space or versatility to convert to a home office.

The extensive rear garden is enclosed by fencing on all sides, providing a secure outdoor space, extends to approximately 0.31 acres, is a notable feature of the property, with areas of lawn interspersed with mature trees, established shrubs and planted borders. Paved seating areas offer pleasant spaces for outdoor dining and relaxation, whilst the depth of the garden provides scope for keen gardeners to further develop the existing planting.

A greenhouse and timber garden shed provide useful facilities for gardening and 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 E 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