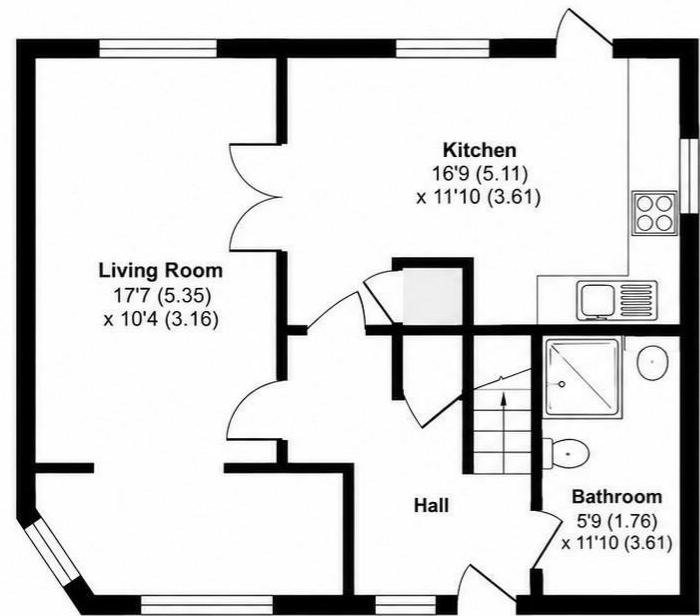


FOR SALE

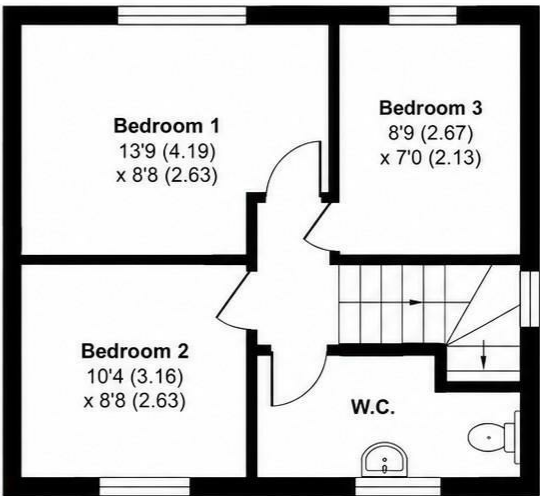
30 Baskerville Road, Kidderminster, DY10 2YE



Approximate Area = 95.3 sq m / 1,026 sq ft
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1494207



FOR SALE

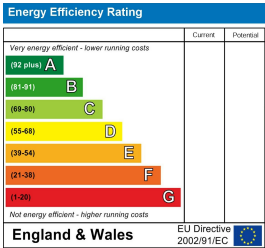
Offers in the region of £180,000

30 Baskerville Road, Kidderminster, DY10 2YE

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



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.



hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01562 820880



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three-bedroom semi-detached home
- Approximately 953 sq ft of accommodation
- Generous living room
- Ground-floor bathroom and first-floor cloakroom
- Driveway parking and established rear garden
- No onward chain

Halls are delighted with instructions to offer Baskerville Road for sale by Private Treaty.

The property represents an excellent opportunity for purchasers looking to acquire a well-proportioned family home with considerable potential to update and personalise to their own requirements.

SITUATION

Baskerville Road occupies a convenient residential position within Kidderminster, well placed for access to the town centre and its wide range of everyday amenities, including shops, supermarkets, leisure facilities and public transport connections.

The property is also conveniently positioned for access to the wider road network, making it suitable for those travelling throughout the Wyre Forest area and further afield.



SCHOOLING

The property is well placed for a range of highly regarded educational establishments catering for all age groups.

Primary schooling is available nearby at St George’s CofE School, Offmore Primary School, St Ambrose Catholic Primary School and St Mary’s CofE (VA) Primary School.

Secondary education is served by Holy Trinity School (all-through 4–18), King Charles I School and Baxter College, all within easy reach.

The area is also well served by a selection of independent schools, including Heathfield Knoll School in Kidderminster, with further independent options available in Worcester and Bromsgrove.

W3W

///mole.good.digs



THE PROPERTY

The property opens into the entrance hall, which provides access to the principal ground-floor accommodation and staircase rising to the first floor.

The living room is a particularly generous reception room, comprising of a feature fireplace, while providing ample space for both seating and additional furniture.

Positioned to the rear is the kitchen, fitted with a range of units and work surfaces and enjoying an outlook towards the rear garden, with ample space for dining and entertaining.

Completing the ground floor is the bathroom, comprising a fitted suite.

To the first floor, the landing provides access to three bedrooms, with bedrooms one and two both offering particularly useful proportions.

A separate cloakroom completes the first-floor accommodation.

OUTSIDE

To the front, the property is approached over a driveway providing useful off-road parking, with pedestrian access leading to the house.

The rear garden is of an impressive size and predominantly laid to lawn, with shrubbery throughout, offering plenty of opportunity for a new owner to enhance the landscaping and create an enjoyable setting for outdoor seating and entertaining.



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 B 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