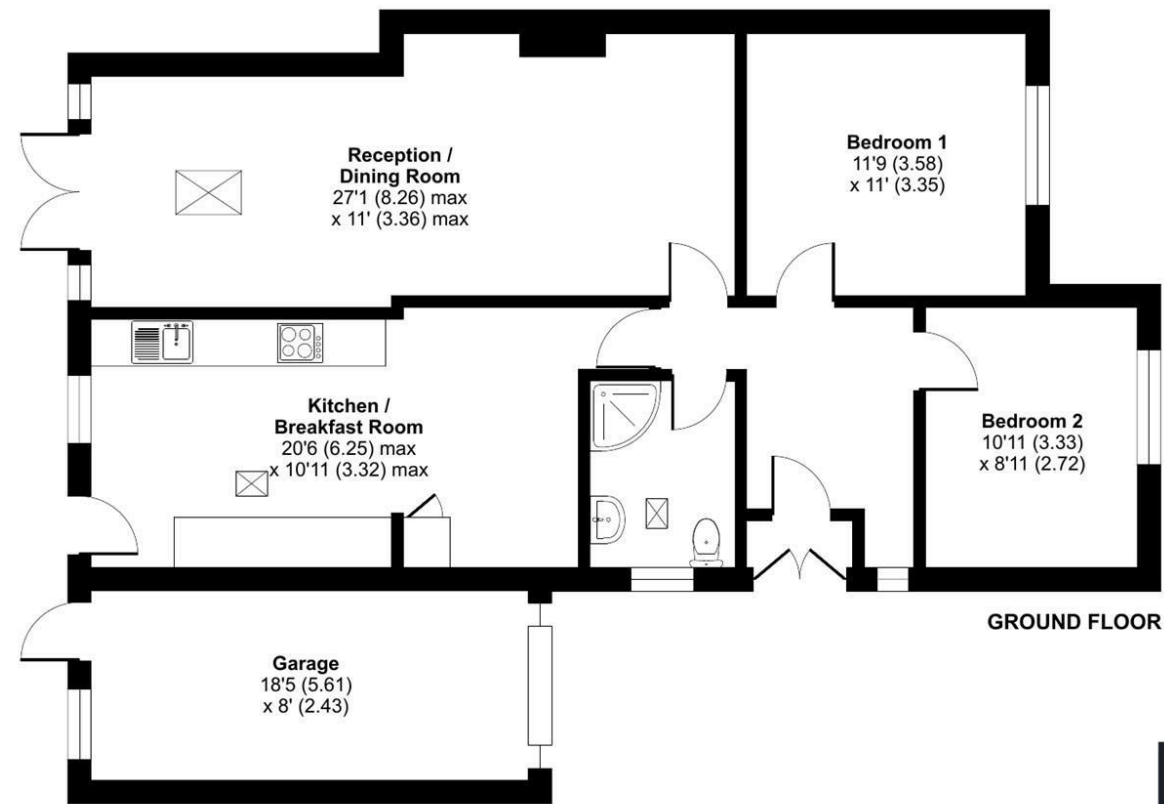


FOR SALE

4 Hillside Drive, Kidderminster, DY11 5PP



Approximate Area = 910 sq ft / 84.5 sq m
Garage = 147 sq ft / 13.6 sq m
Total = 1057 sq ft / 98.1 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2026. Produced for Halls. REF: 1454845



FOR SALE

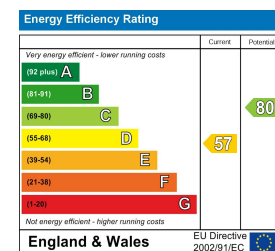
Offers in the region of £310,000

4 Hillside Drive, Kidderminster, DY11 5PP

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



Well-presented two-bedroom semi detached bungalow offering spacious single-storey living, private rear gardens, garage and driveway parking in a popular Kidderminster location.



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 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.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Semi detached two-bedroom bungalow
- Spacious reception room
- Private rear garden with lawn and patio areas
- Garage and driveway parking
- In popular residential location with excellent local amenities nearby
- No Onward chain

DESCRIPTION

Halls are delighted with instructions to offer Hillside Drive for sale by Private Treaty.

A well-presented two-bedroom semi-detached bungalow offering spacious and versatile single-storey accommodation, private rear gardens, garage and driveway parking, situated within a sought-after residential area of Kidderminster.

SITUATION

The property is situated within a popular residential area of Kidderminster, offering convenient access to a range of local amenities including supermarkets, cafés, leisure facilities and healthcare services.

Kidderminster town centre is within easy reach, whilst the surrounding Worcestershire countryside provides a variety of scenic walking routes and outdoor pursuits.

The property is also well positioned for commuters with excellent road connections via the A456, A449 and M5 motorway network.

W3W

///flap.dined.breed

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 then the second exit at the next roundabout onto Habberley Road. Then take the first left onto Hillside Drive.

SCHOOLING

The area is well served by a range of highly regarded schooling options. Local primary schools includes Franche Primary School, St Catherine's Church of England Primary School and Sutton Park Primary School.

Secondary education is available at Baxter College, Wolverley Church of England Secondary School and Holy Trinity School.

PROPERTY

This attractive semi detached bungalow provides comfortable and versatile accommodation throughout, benefitting from a light and spacious layout ideal for modern day living.

The reception room enjoys pleasant views over the rear garden and offers ample space.

The fitted kitchen is well arranged with a range of base and wall units together with space for appliances and direct access to the rear garden, there is a dining area in the kitchen.

The bungalow further benefits from two well-proportioned bedrooms and shower room.

The bungalow further benefits from two well-proportioned bedrooms and shower room.

OUTSIDE

Externally, the property benefits from attractive and manageable gardens to both the front and rear. The rear garden offers a good degree of privacy and is mainly laid to lawn with established shrub borders, patio seating areas.

To the front of the property is a driveway providing off-road parking together with access to the integral garage.

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 C 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 £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