

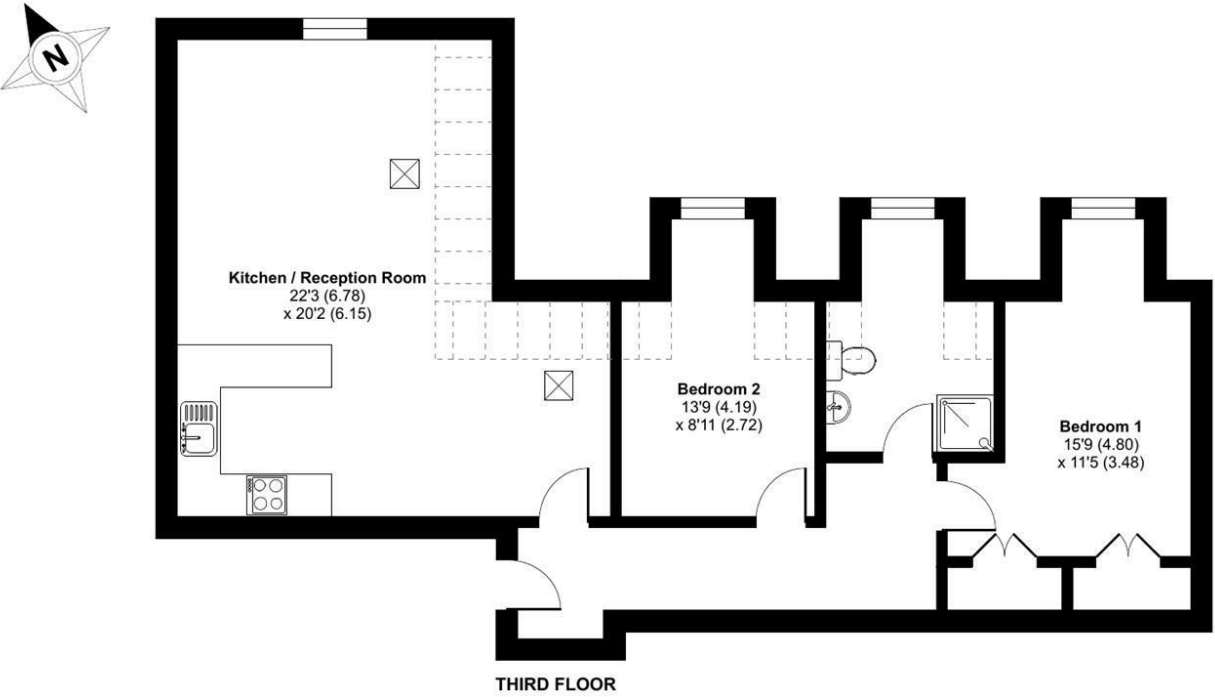
FOR SALE

Flat 16, Mill Bank Court Mill Street, Kidderminster, DY11 6GA



Approximate Area = 750 sq ft / 69.7 sq m
Limited Use Area(s) = 85 sq ft / 7.9 sq m
Total = 835 sq ft / 77.6 sq m
For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlychem 2026. Produced for Halls. REF: 1500894



FOR SALE

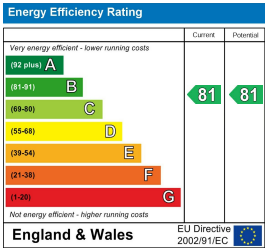
Offers in the region of £120,000

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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



Two-bedroom top floor apartment offering spacious open-plan living, modern accommodation throughout and secure gated parking, all within easy walking distance of Kidderminster town centre.



01562 820880

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



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- **Two bedroom top-floor apartment**
- **Bright and spacious open-plan kitchen, dining and living area**
- **Convenient town centre location within easy reach of shops, transport links and local amenities**
- **Modern fitted kitchen with breakfast bar**
- **Secure gated development with allocated parking**
- **No Onward Chain**

Halls are delighted with instructions to offer Mill Bank Court for sale by Private Treaty.

Occupying the top floor of this modern and well-maintained development, this apartment offers bright and spacious accommodation finished to a contemporary standard throughout.

The property benefits from an impressive open-plan living space, two generous double bedrooms, a stylish bathroom and the added advantage of secure allocated parking within a gated development.

Ideally suited to first-time buyers, professionals, investors or those looking to downsize, the apartment provides low-maintenance living in a convenient central location.

SITUATION

Mill Bank Court occupies a convenient position within walking distance of Kidderminster town centre, offering easy access to a wide range of shops, supermarkets, cafés, restaurants and leisure facilities.

Kidderminster Railway Station is also within easy reach, providing direct services to Birmingham and Worcester, whilst excellent road links connect to the A456, A449 and M5 motorway.

The nearby Severn Valley Railway, Brinton Park and the historic riverside town of Bewdley further enhance the area's appeal.

W3W

///waters.struck.burns

DIRECTIONS

From the agents office on the Franche Road (DY11 5AP) proceed in a Southerley direction at the roundabout take the third exit onto Mill Street, where you will find Mill Bank Court on the left hand side after a short distance.

SCHOOLING

The area is served by a range of well-regarded schools including St Catherine's CE Primary School, Franche Community Primary School, C of E Secondary School and Baxter College. Independent schooling is available at Heathfield Knoll School in Wolverley, providing education from nursery through to sixth form.

PROPERTY

A secure communal entrance provides access to the upper floors, where the flat offers an attractive top-floor position.

Upon entering the apartment, a welcoming hallway leads to the superb open-plan kitchen, dining and living area.

Flooded with natural light from skylights and feature windows, this impressive space offers ample room for both relaxing and entertaining.

The contemporary kitchen is fitted with a stylish range of wall and base units, complementary work surfaces, integrated oven and hob, together with a breakfast bar creating an ideal social hub.

Beautifully presented throughout, the apartment offers spacious, ready-to-move-into accommodation that will appeal to a wide variety of purchasers.

Both bedrooms are generously proportioned doubles, with the principal bedroom enjoying fitted wardrobes and ample floor space for additional furniture.

The second bedroom provides excellent flexibility as a guest room, home office or dressing room.

Completing the accommodation is a modern bathroom fitted with a contemporary white suite incorporating a bath with shower over, wash hand basin and WC.

OUTSIDE

Mill Bank Court is a secure, gated development with well-maintained communal areas.

The property benefits from an allocated parking space together with visitor parking, providing convenience for both residents and guests.

The central location allows many everyday amenities to be reached on foot, making this an ideal lock-up-and-leave home.

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 Leasehold with vacant possession upon completion.

Annual ground rent

Annual service charge

GROUND RENT & SERVICE CHARGE

Ground rent charge is £200 per annum

Service charge of £291.25 paid quarterly

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