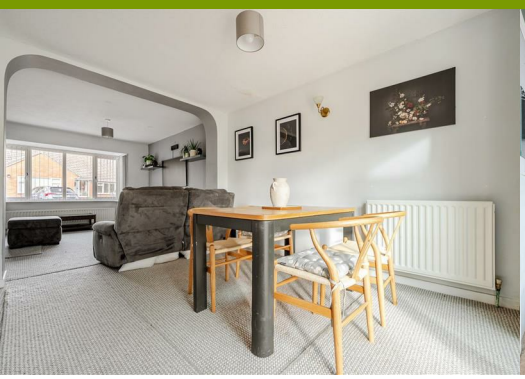
45 TYNINGS CLOSE

| KIDDERMINSTER | | DY11 5JP







An attractive three-bedroom semi-detached residence, offering spacious and versatile accommodation, a conservatory, dressing room, garage and established gardens in a popular residential setting.

Offers in the region of £300,000





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- **An Attractive Three Bedroom Semi-Detached Family Home**
- **Accommodation Extending to Approximately 1,116 Sq Ft, Excluding Garage**
- **Spacious Open-Plan Reception/Dining Room**
- **Fitted Kitchen and Conservatory**
- **Three Well-Proportioned Bedrooms, Dressing Room and Family Bathroom**
- **Established Rear Garden, Garage and Generous Driveway Parking**

Halls are delighted with instructions to offer Tynings Close for sale by Private Treaty.

A three-bedroom semi-detached residence, offering spacious and well-arranged accommodation within a popular residential area on the northern side of Kidderminster.

The property provides a comfortable arrangement of living space, comprising a generous open-plan reception/dining room, fitted kitchen and an attractive conservatory overlooking the rear garden.

The first-floor accommodation includes three bedrooms, a useful dressing room and family bathroom.

Outside, the property benefits from an established rear garden, generous driveway parking and a garage, providing an excellent balance of indoor and outdoor space.

Combining versatile accommodation with a convenient residential setting, Tynings Close presents an appealing opportunity for families seeking a comfortable and practical home.

SITUATION

The property occupies a convenient position on the northern side of Kidderminster, providing excellent access to a wide range of local amenities including supermarkets, schools, sports clubs and public transport links.

The nearby villages of Wolverley and Bewdley, together with the surrounding Worcestershire countryside, offer an abundance of walking routes and leisure opportunities whilst Kidderminster town centre and the wider road network remain easily accessible.

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.

W3W

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THE PROPERTY

A spacious and thoughtfully arranged layout, providing comfortable accommodation ideally suited to modern family living.

The property is entered through an entrance hall, providing access to the principal ground-floor accommodation.

The impressive open-plan reception/dining room extends to over 24 feet in length, offering a generous and inviting setting for both everyday relaxation and entertaining. A wide window to the front elevation allows natural light to fill the room, whilst the open-plan arrangement provides ample space for comfortable seating and dining furniture.

The dining area enjoys a natural connection with the principal reception space, creating a sociable environment particularly well suited to family gatherings and entertaining.

The kitchen features an attractive arrangement of fitted cabinetry, complemented by wood-effect work surfaces and space for domestic appliances. Its practical layout provides ample preparation and storage space, with a window overlooking the rear garden.

Adjoining the principal living accommodation, the conservatory provides an attractive additional reception area, enjoying extensive glazing and views across the gardens. Glazed doors open directly onto the outside, creating a pleasant connection between the interior and exterior spaces.

A useful ground-floor cloakroom completes the accommodation on this level.





Stairs rise from the entrance hall to the first-floor landing, providing access to three well-proportioned bedrooms and the family bathroom.

The principal bedroom is particularly generous in proportion and benefits from an adjoining dressing room, providing useful additional storage and wardrobe space.

The remaining two bedrooms offer comfortable accommodation, with flexibility for family members, guests or home working.

A family bathroom serves the first-floor accommodation, completing this well-arranged and adaptable family home.

OUTSIDE

The property is approached over a generous driveway, providing ample off-road parking and access to the adjoining garage.

To the rear, the property benefits from an established and enclosed garden, offering an attractive setting for outdoor enjoyment and relaxation.

The principal garden features a generous expanse of lawn, complemented by established planting and gravelled borders, creating an appealing and relatively manageable outdoor space.

Immediately adjoining the rear of the property, a paved terrace provides an ideal setting for alfresco dining and entertaining, with a pleasant outlook across the garden.

The garden also benefits from a useful additional seating area, whilst the adjoining garage provides valuable space for secure parking or storage.

Together, the gardens and outside areas provide an attractive complement to the accommodation, offering excellent opportunities for family enjoyment and outdoor entertainin

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.

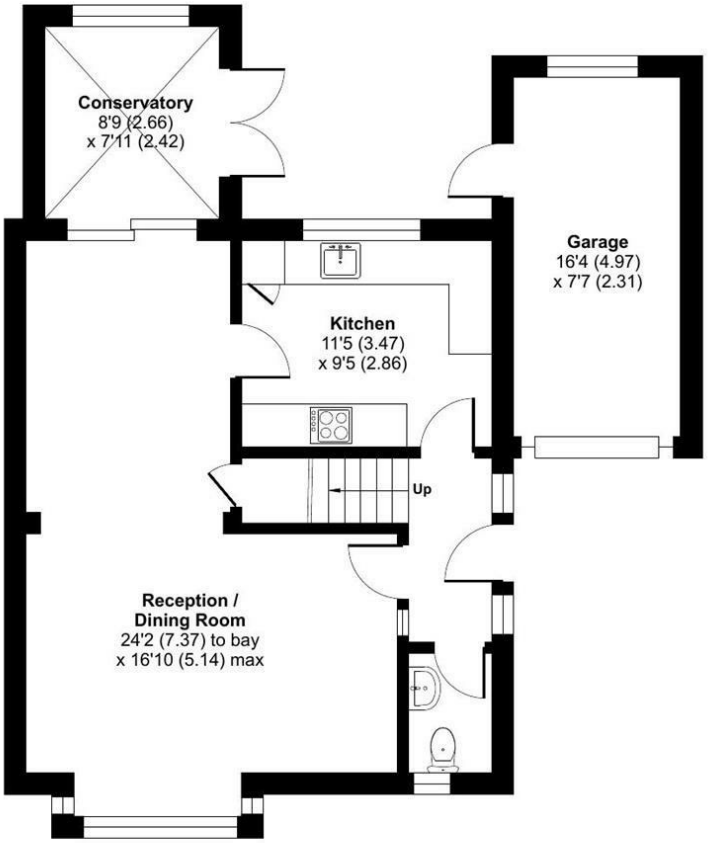
ANTI-MONEY LAUNDERING (AML) CHECKS

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.

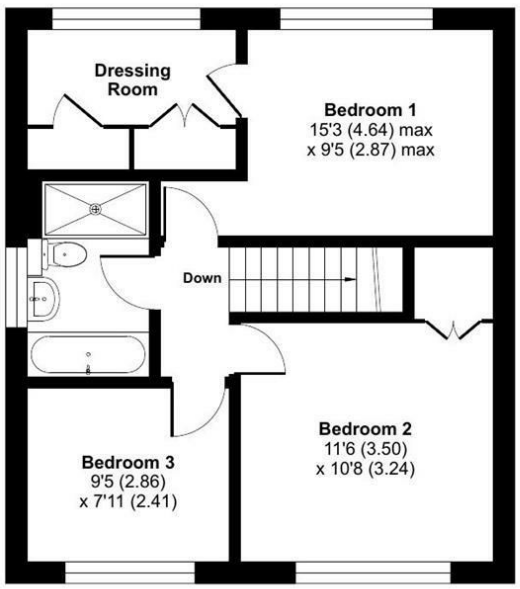
VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP

Approximate Area = 1116 sq ft / 103.7 sq m
Garage = 124 sq ft / 11.5 sq m
Total = 1240 sq ft / 115.2 sq m
For identification only - Not to scale

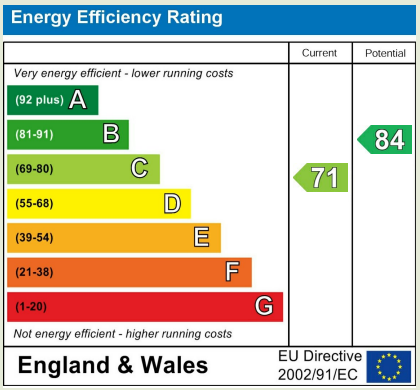


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1541202



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

KIDDERMINSTER SALES

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

01562 820880 kidderminster@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.