

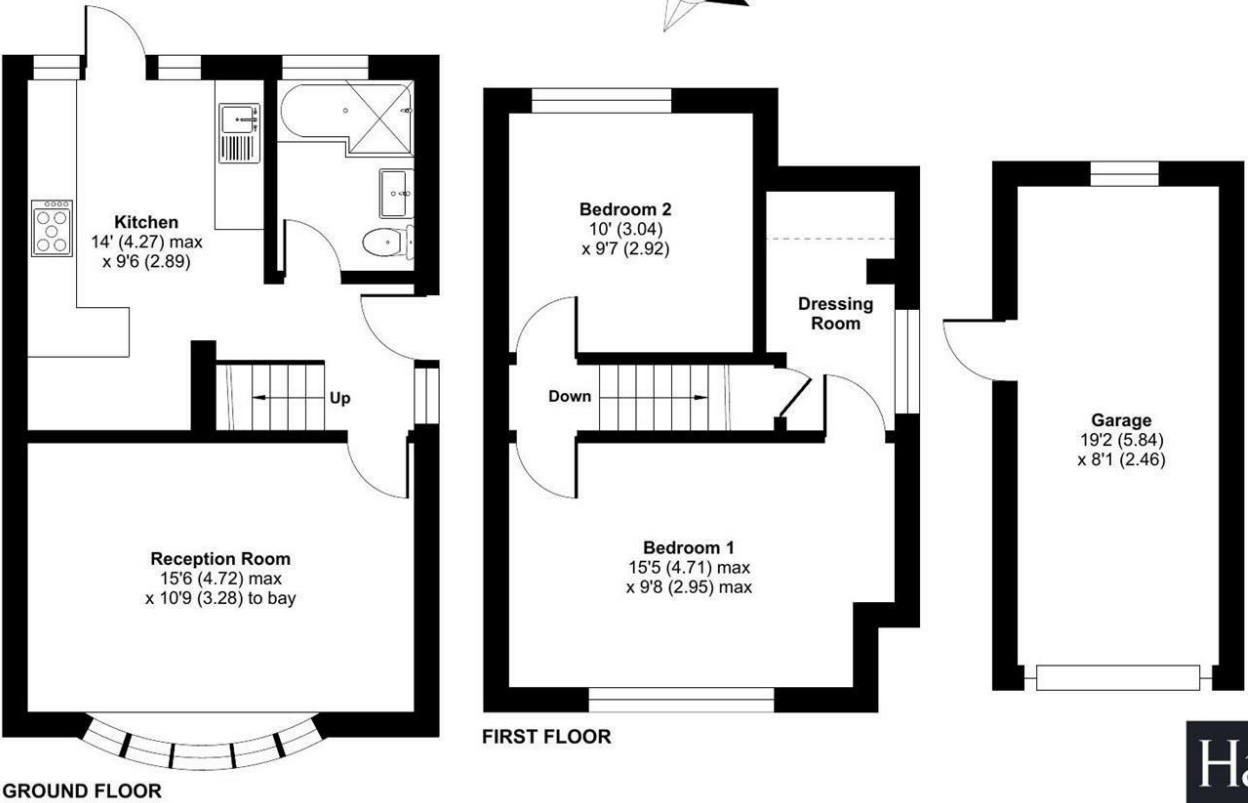
FOR SALE

21 Silver Birch Drive, Kidderminster, DY10 3XD



Denotes restricted head height

Approximate Area = 721 sq ft / 67 sq m
Limited Use Area(s) = 11 sq ft / 1 sq m
Garage = 155 sq ft / 14.4 sq m
Total = 887 sq ft / 82.4 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). © nñchem 2026. Produced for Halls. REF: 1522261



FOR SALE

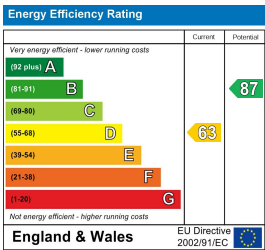
Offers in the region of £250,000

21 Silver Birch Drive, Kidderminster, DY10 3XD

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



A well-proportioned two-bedroom home with off-road parking, garage and attractive rear garden, conveniently situated on the outskirts of Kidderminster.



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



- Well-proportioned two-bedroom home
- Generous reception room
- Spacious Principal bedroom
- Attractive enclosed rear garden
- Off-road parking and detached garage
- Popular cul-de-sac position on the outskirts of Kidderminster

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

Silver Birch Drive is a well-proportioned two-bedroom home occupying an attractive position within a popular residential cul-de-sac on the outskirts of Kidderminster. The property offers comfortable and thoughtfully arranged accommodation across two floors, with a pleasant rear garden.

The accommodation provides an excellent opportunity for those seeking a conveniently situated home within easy reach of Kidderminster and the surrounding road network.

SITUATION

The property occupies an attractive position within a popular residential cul-de-sac on the outskirts of Kidderminster.

Kidderminster town centre offers an extensive range of shopping, leisure and educational facilities together with rail services to Birmingham and Worcester. The nearby road network provides excellent commuting links to Worcester, Bromsgrove, Stourbridge and the wider Midlands motorway network.



SCHOOLING

The property is well placed for a range of schooling options, with primary education available at Comberton Primary School, Offmore Primary School and St Oswald's CE Primary School.

For secondary education, King Charles I School and Sixth Form Centre serves the Kidderminster area, with further options including Baxter College. Holy Trinity School provides an additional all-through option from Reception to Sixth Form

W3W

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THE PROPERTY

The property is principally accessed via the front entrance, opening into a hallway from which stairs rise to the first floor and access is provided to the principal ground-floor accommodation.

The reception room is particularly generous in its proportions, providing ample space for both sitting and dining areas and benefiting from a bay window allowing excellent natural light.

The kitchen is positioned to the rear and comprises a selection of fitted base and wall-mounted units complemented by work surfaces and integrated cooking appliances, with a window overlooking the garden and a door providing direct external access.

The main bathroom is located off the hallway.

On the first floor are two well-proportioned bedrooms.

The principal bedroom is particularly generous , whilst the second bedroom provides excellent flexibility as a guest bedroom, children's room or dedicated home office.



OUTSIDE

The property is approached over a generous gravelled frontage providing convenient off-road parking, with an established planted border adding seasonal colour. A driveway extends alongside the property and provides access towards the detached garage.

To the rear is an attractive and enclosed garden which provides an excellent extension of the living accommodation. A paved terrace immediately adjoining the property offers an ideal space for outdoor seating and dining, beyond which the garden is predominantly laid to lawn with established borders and timber fencing.

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 £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