

61 HOLMCROFT ROAD

| KIDDERMINSTER | | DY10 3AQ







A well-proportioned two-bedroom detached bungalow offering versatile single-storey accommodation, a conservatory, private gardens, generous driveway parking and a detached garage, conveniently positioned within Kidderminster.

Offers in the region of £315,000





3 2 1 D

- **Well-proportioned detached bungalow**
- **Conservatory overlooking the rear garden**
- **Generous driveway parking and detached garage**
- **Established and enclosed rear garden**
- **Convenient Kidderminster location**
- **No onward chain**

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

An excellent opportunity to acquire a well-proportioned two-bedroom detached bungalow, occupying an established position within this popular and convenient area of Kidderminster. The accommodation is complemented by generous off-road parking, a detached garage and an attractive enclosed rear garden.

SITUATION

The property occupies an established residential position within Kidderminster, conveniently placed for access to the town centre and its comprehensive range of everyday amenities.

Kidderminster provides an excellent selection of shops, supermarkets, cafés, restaurants and leisure facilities, together with a railway station providing services towards Birmingham and the wider regional network.

The property is also well positioned for access to the surrounding Worcestershire countryside and the nearby towns of Bewdley and Stourport-on-Severn.

SCHOOLING

The area is well served by a range of established schooling options. Local primary provision includes St George's Church of England Primary School, Offmore Primary School and Comberton Primary School, together with other nearby village primaries.

Secondary and all-through education is available at Holy Trinity School (4–18) and King Charles I School (11–18), with additional options in the wider Kidderminster area and independent schooling available nearby.

W3W

///memory.plants.sharp

THE PROPERTY

The property is principally approached via a front entrance door opening into an entrance hall, from which the accommodation is conveniently arranged.

The kitchen is positioned towards the front of the bungalow and is fitted with a range of wall and base units incorporating work surfaces, together with space and provision for appliances.

The dining room provides a comfortable and versatile area for formal or everyday dining and leads through to the reception room, which is well proportioned and enjoys a pleasant aspect towards the rear.





From here, access is provided into the conservatory, which creates a further useful reception space and enjoys an attractive outlook across the rear garden, with direct access outside.

There are two bedrooms, including a particularly generous principal bedroom with fitted wardrobes, while bedroom two provides excellent flexibility for use as a guest bedroom, study or hobby room if required. Both are served by the master bathroom.

OUTSIDE

The property is approached over a particularly generous driveway providing ample off-road parking and access to the detached garage, which is positioned alongside the bungalow.

Immediately adjoining the property is a paved patio area, providing an ideal space for outdoor seating and entertaining, beyond which the garden is predominantly laid to lawn and enclosed by established hedging, shrubs and boundary 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 D on the local authority register.

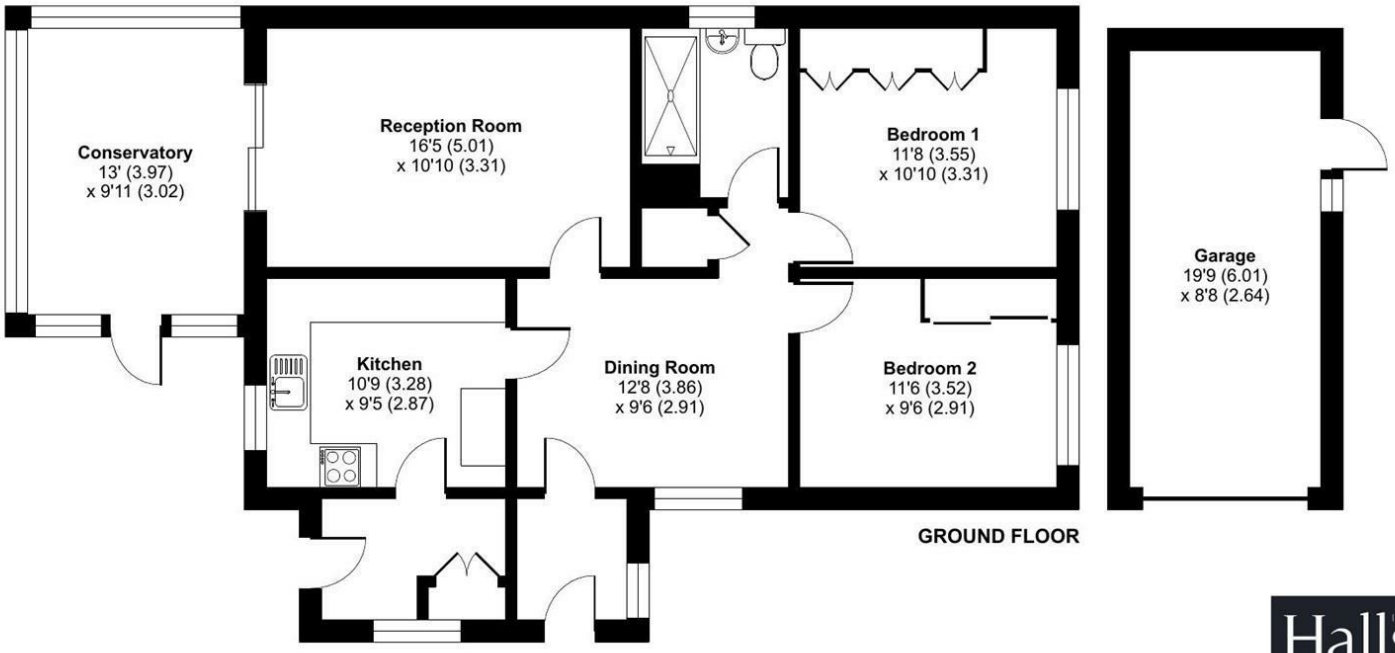
ANTI-MONEY LAUNDERING (AML) CHECKS

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.

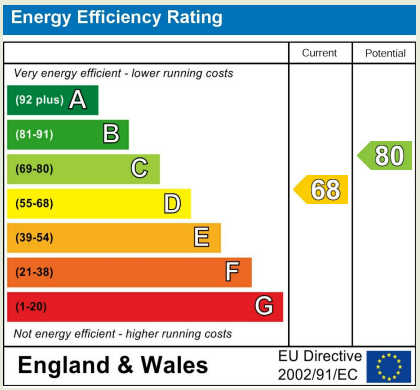
VIEWINGS

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

Approximate Area = 970 sq ft / 90.1 sq m
Garage = 171 sq ft / 15.9 sq m
Total = 1141 sq ft / 106 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). ©nichecom 2026. Produced for Halls. REF: 1520446



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.

Regulated by RICS

arla | propertymark PROTECTED

naea | propertymark PROTECTED

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.