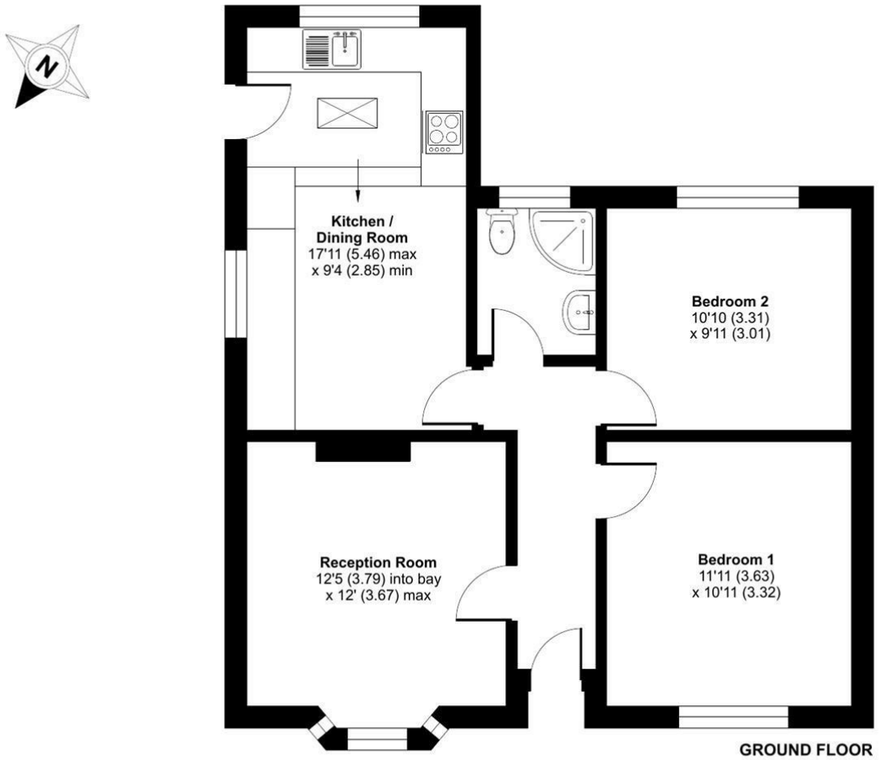
Approximate Area = 669 sq ft / 62.1 sq m

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). © nichecom 2026. Produced for Halls. REF: 1494981



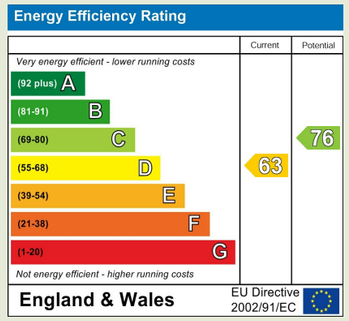
17 FRANCHE ROAD

WOLVERLEY | KIDDERMINSTER | | DY11 5TP









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

A beautifully renovated two-bedroom detached bungalow, offering stylish open-plan living, generous gardens and ample off-road parking in the sought-after village of Wolverley.

Offers in the region of £410,000

Halls 1845

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. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** 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. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** 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.



1 2 1 D

- Beautifully renovated detached bungalow
- Two generous double bedrooms
- Stylish open-plan kitchen/dining room with roof lantern
- Living room with bay window and feature fireplace
- Contemporary shower room
- Generous rear garden with substantial garden room
- Ample driveway parking
- Sought-after village location with excellent amenities nearby

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

Occupying a desirable position within the highly regarded village of Wolverley, this beautifully presented detached bungalow has been thoughtfully renovated to a high standard throughout, creating a stylish and contemporary home.

Extending to approximately 669 sq ft, the property offers well-balanced accommodation with an emphasis on light, space and modern living.

SITUATION

Wolverley is a highly desirable Worcestershire village offering an excellent range of everyday amenities including a village shop, public houses, cafés and highly regarded schooling.

The nearby town of Kidderminster provides a comprehensive selection of shopping, leisure and transport facilities, including a mainline railway station with regular services to Birmingham and Worcester.

The surrounding Worcestershire countryside also offers an abundance of walking and recreational opportunities.

W3W

///bigger.code.judges



DIRECTIONS

From the agents office in Franche road, proceed in a northerly direction for a short distance and at the roundabout take the third exit on Franche Road in the direction of Wolverley. On entering the village, the property will be found on the right hand side.

SCHOOLING

The property is well placed for a good range of schooling options, with primary education available locally Wolverley Sebright Primary Academy, St Catherine's CofE (VC) Primary School, St John's CofE Primary School and St Mary's CE Primary School.

Secondary education is provided by Wolverley CE Secondary School and Sixth Form, King Charles I School and Sixth Form Centre and Baxter College, whilst independent schooling is available at Heathfield Knoll School and Nursery and Holy Trinity School and Sixth Form Centre. Further educational opportunities can be found throughout the wider Kidderminster and Worcestershire area.

PROPERTY

The property is entered via a welcoming entrance hall.

To the front, the living room enjoys a large bay window which fills the room with natural light, creating a comfortable reception space for everyday living and entertaining. A contemporary feature fireplace provides an attractive focal point.

To the rear of the property is an impressive open-plan kitchen and dining room. Fitted with a comprehensive range of modern wall and base units, complemented by generous work surfaces, the kitchen provides both practicality and style and benefits from a large roof lantern.

The dining area with built in breakfast bar also offers space for a family dining table.



The bungalow offers two generously proportioned double bedrooms, one to the front and one to the rear of the property both presented in excellent decorative order and enjoying an abundance of natural light.

The accommodation is completed by a contemporary shower room fitted with a modern suite comprising a walk-in shower, wash hand basin and WC.

Finished to an excellent standard throughout, the property has been comprehensively modernised and offers buyers the opportunity to move straight in and immediately enjoy their new home.

OUTSIDE

The property is approached via a generous gravelled driveway providing ample off-road parking.

To the rear, the enclosed garden enjoys a high degree of privacy and comprises an extensive lawn together with a paved seating terrace, ideal for outdoor dining and entertaining.

A substantial timber garden room provides excellent versatility and could be utilised as a home office, gym, studio or hobbies room, subject to a purchaser's individual requirements.

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