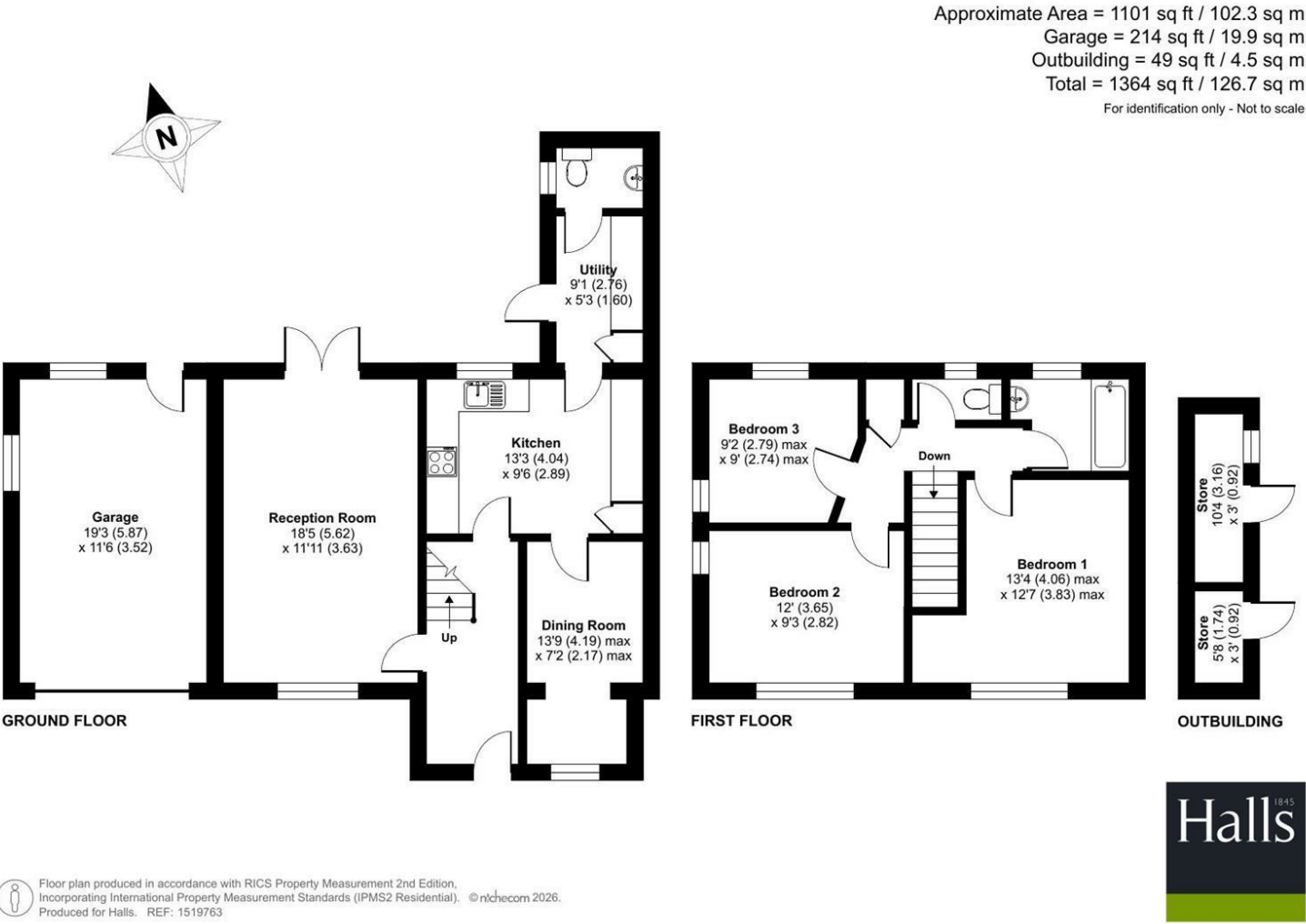


FOR SALE

74 Sebright Road, Kidderminster, DY11 5UE



FOR SALE

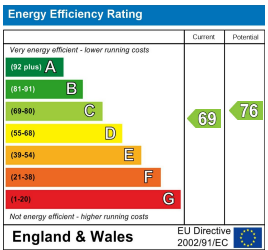
Offers in the region of £340,000

74 Sebright Road, Kidderminster, DY11 5UE

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 three-bedroom family home offering deceptively spacious accommodation, a garage (with an inspection pit), generous driveway parking and attractive established gardens, pleasantly positioned within the popular Wolverley area.



01562 820880

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



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01562 820880



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Well-proportioned three-bedroom family home
- Two generous reception rooms
- Corner plot with garage (with an inspection pit) and ample off-road parking
- Attractive and established gardens
- Popular Wolverley location

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

The property provides an excellent opportunity to acquire a generously proportioned three-bedroom family home, offering particularly versatile accommodation over two floors together with a garage, ample driveway parking and attractive established gardens.

SITUATION

The property occupies a pleasant position within the popular village of Wolverley, a well-established Worcestershire village surrounded by attractive countryside yet conveniently placed for access to Kidderminster and the wider Wyre Forest area.

Wolverley offers a good range of local amenities, including schooling, public houses, recreational facilities and post office, whilst the nearby town of Kidderminster provides a comprehensive range of shopping, leisure and everyday facilities together with a railway station offering services to Birmingham and beyond.



SCHOOLING

The property lies within a convenient proximity to a number of well regarded state and private schools, including St.Catherine's C of E Primary, Franche Primary School, Wolverley Sebright Primary, Baxter College, Wye Forest School, Heathfield Knoll School, Nurture Learning, and Wribbenhall School.

W3W

///rush.turns.brains

THE PROPERTY

The property is principally accessed via a covered entrance porch, with the ground floor accommodation including a spacious reception room, providing ample space for a number of comfortable seating arrangements and enjoying a pleasant outlook towards the rear garden.

The kitchen is fitted with a comprehensive range of base and wall-mounted units with work surfaces over, together with space for the usual appliances.

This is complemented by a useful adjoining utility room and downstairs WC.

An adjoining dining room provides an excellent setting for formal or everyday dining, creating a natural connection between the internal and external entertaining spaces.



Stairs rise from the entrance hall to a first-floor landing, from which doors lead to three bedrooms.

The principal bedroom is a particularly well-proportioned double room, with the remaining two bedrooms providing excellent flexibility for family accommodation, guests or home working.

The bedrooms are served by a family bathroom and separate WC.

The accommodation is further enhanced by a garage with an inspection pit, offering valuable secure parking and storage space.

OUTSIDE

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

To the rear is an attractive and mature garden, comprising areas of lawn complemented by an abundance of established shrubs, plants and specimen trees.

Paved and gravelled areas provide useful spaces for outdoor seating and entertaining, while the established boundaries afford a pleasing degree of privacy.

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..... 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