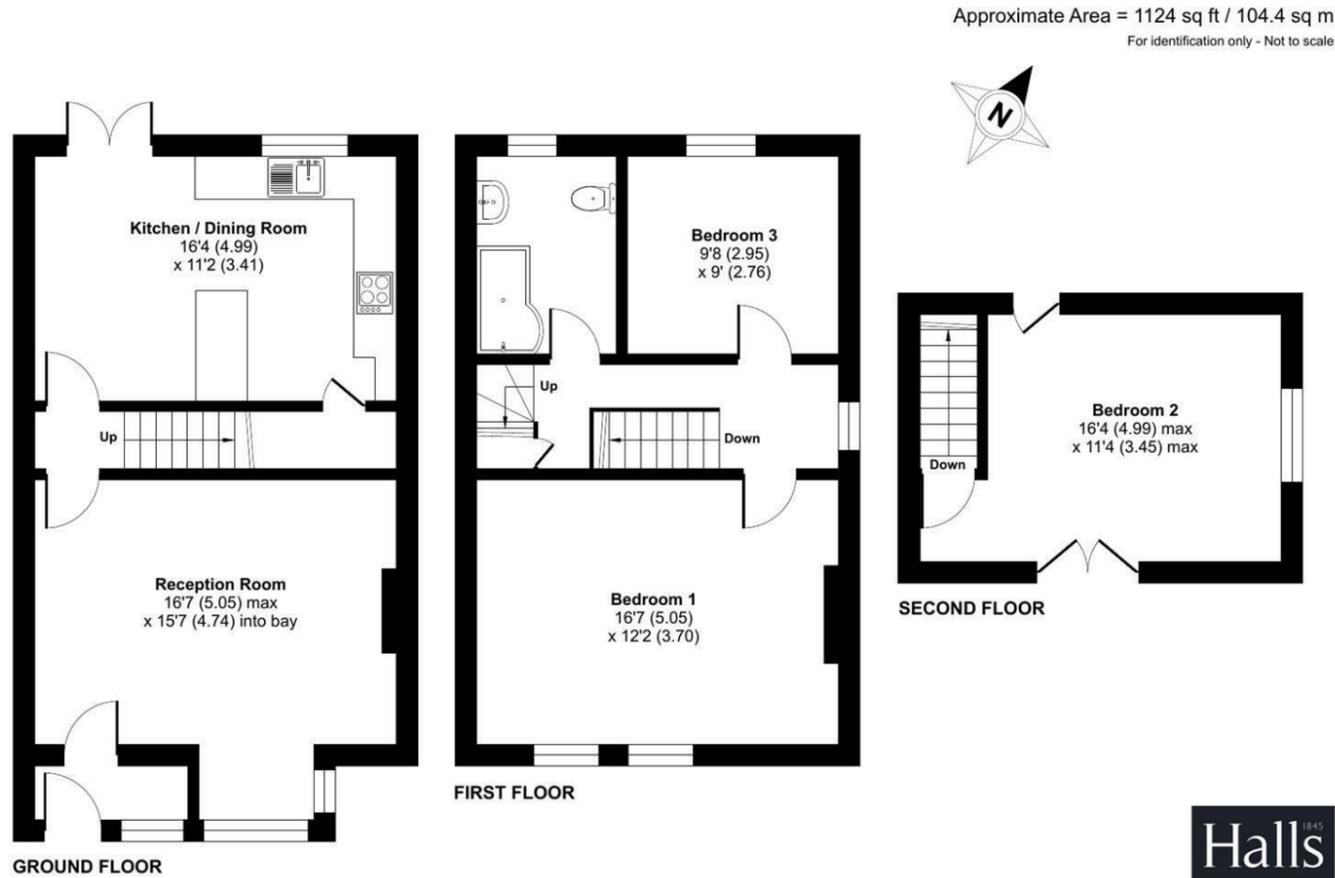


FOR SALE

157 Habberley Lane, Kidderminster, DY11 5JY



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2026. Produced for Halls. REF: 1419300



FOR SALE

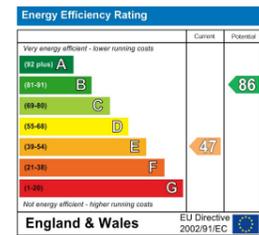
Offers in the region of £285,000

157 Habberley Lane, Kidderminster, DY11 5JY

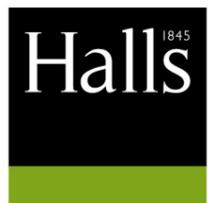
**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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 spacious three-bedroom home arranged over three floors, offering modern kitchen/dining space, enclosed rear garden and no onward chain, conveniently positioned on sought-after Habberley Lane.



01562 820880

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three Bedroom family home
- Contemporary Kitchen/Dining Room
- Spacious Bay-Fronted Reception Room
- Enclosed Rear Garden
- Convenient Location for Town & Amenities
- Ideal Family Home or First-Time Purchase
- No Onward Chain

**DESCRIPTION**

Halls are delighted with instructions to offer Habberley Lane for sale by Private Treaty with No Onward Chain.

A well-presented three-bedroom family home with no onward chain, offering spacious accommodation arranged over three floors, modern kitchen/dining space and an enclosed rear garden, conveniently positioned on Habberley Lane.

**SITUATION**

The property occupies a convenient and established residential position on Habberley Lane, well placed for access to Kidderminster town centre and its range of amenities including shops, supermarkets, leisure facilities and rail connections.

**W3W**

///agrees.hero.shady

**DIRECTIONS**

From the agents office on the Franche Road head in North west direction towards Bridgnorth, at the roundabout take the 1st left exit onto Habberley Lane where you will find the property on the right hand side as indicated by the agents For Sale board.

**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.

**THE PROPERTY**

The property provides well-balanced accommodation extending to approximately 1,124 sq ft (104.4 sq m), arranged over three floors and ideally suited to families, first-time buyers or those seeking additional space for home working.

To the ground floor, an entrance hallway leads through to a generous reception room featuring a bay window to the front elevation, creating a bright and welcoming living space. To the rear, the kitchen/dining room forms the heart of the home, fitted with a contemporary range of base and wall units complemented by work surfaces and integrated appliances. There is ample space for dining and entertaining, with direct access to the rear garden.

To the first floor there are two bedrooms, the master bedroom is particularly well-proportioned, enjoying excellent natural light and a wonderfully spacious feel, the family bathroom is fitted with a modern suite including bath with shower over, wash basin and WC.

The second floor has a further bedroom, which is also well proportioned and a private retreat away from the main living accommodation.

**OUTSIDE**

To the rear, the property enjoys an enclosed garden laid predominantly to lawn with a paved seating area, ideal for outdoor dining and family enjoyment. The garden benefits from fencing to the boundaries providing privacy and security.

**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.

**FREEHOLD**

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 B 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 £30 (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