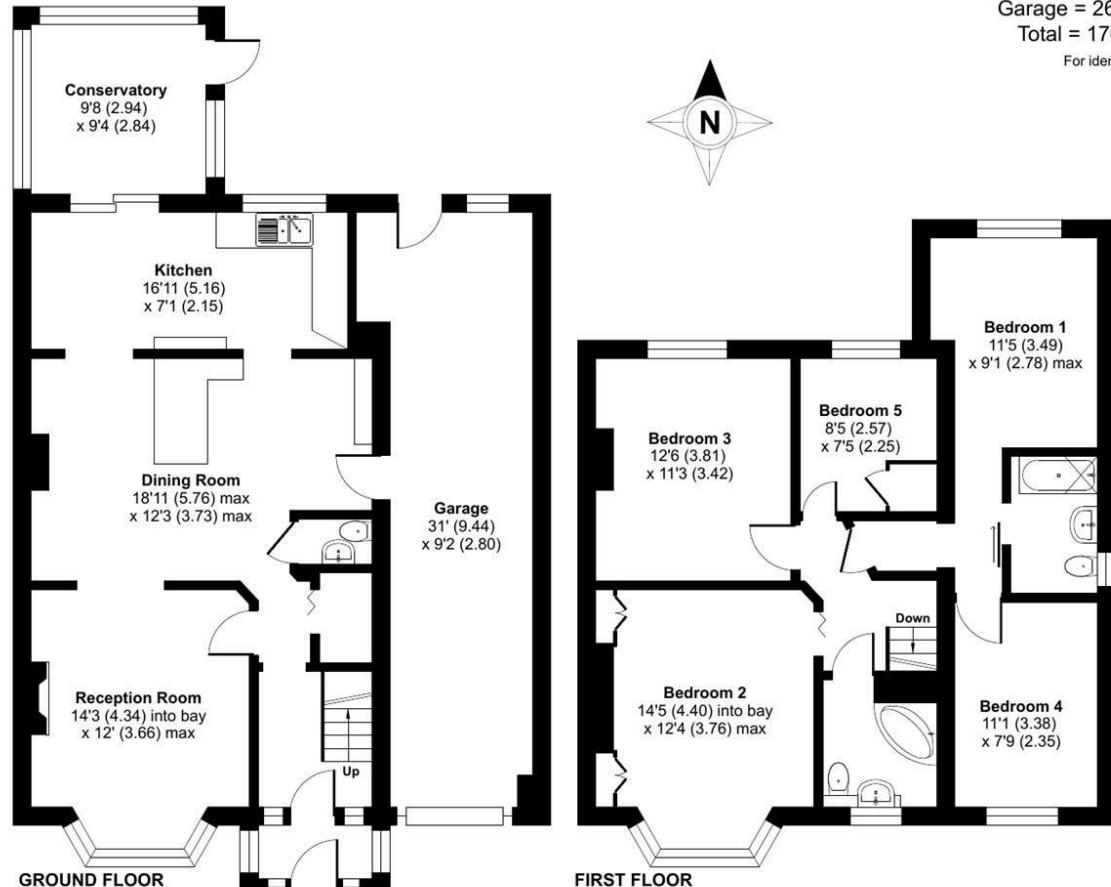


FOR SALE

14 Highfield Road, Kidderminster, DY10 2TL

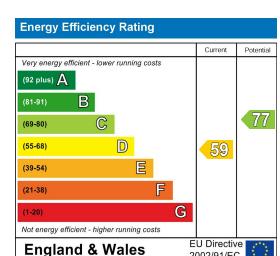


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1404825

**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



14 Highfield Road, Kidderminster, DY10 2TL

A generously proportioned five-bedroom semi-detached family home, occupying a convenient residential position within Kidderminster. The property offers flexible accommodation arranged over two floors, off-road parking and a mature rear garden, and is well suited to family occupation.



01562 820880

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

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01562 820880

1 Reception  
Room/s

5 Bedroom/s

2 Bath/Shower  
Room/s

- Five-bedroom semi-detached family home
- Flexible accommodation arranged over two floors
- Convenient residential location
- Off-road parking
- Mature rear garden

#### DESCRIPTION

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

The property provides spacious and adaptable accommodation, ideal for growing families or buyers seeking flexible living space. Internally, the layout offers a combination of reception and bedroom accommodation arranged over two floors, with scope for further personalisation if required.

#### SITUATION

Highfield Road occupies a popular residential position within Kidderminster, conveniently placed for access to local amenities, schooling and transport links. The town centre is readily accessible, with further facilities available throughout the wider Wyre Forest area.

#### W3W

///allows.loaded.charmingly

#### DIRECTIONS

From the agent's office on the Franche Road, At the roundabout, take the 3rd exit onto Proud Cross Ringway/A442. Keep left to continue towards Park Butts Ringway/A456. Use the left lane to merge onto Park Butts Ringway/A456. Continue to follow A456. Take Hurnott Rd and Turton St to Highfield Rd. At the roundabout, take the 1st exit, Slight right towards Churchfields, Merge onto Churchfields, Continue onto Horse Fair, Turn right onto Hurnott Rd, Turn left onto Turton St, Turn right onto Highfield Rd. Destination will be on the left

#### SCHOOLING

The area is well served by a range of established primary and secondary schools, including a selection of popular local primary schools together with secondary education available within Kidderminster. Further independent and sixth form provision can be found within the wider Wyre Forest and Worcestershire area, making the location well suited to family occupation.

#### THE PROPERTY

The accommodation is arranged over two floors and briefly comprises:

To the ground floor, an entrance leads through to the reception room leading into the dining room and kitchen. The conservatory is accessed via sliding doors from the kitchen. The layout offers practical day-to-day living space with good natural light. A downstairs cloakroom is located off the hallway.

To the first floor, there are five bedrooms served by two bath/shower room facilities, providing flexibility for family living, guests or home working.

#### OUTSIDE

Externally, the property benefits from a rear garden providing useful outdoor space for recreation and gardening.

To the front, there is off-road parking, enhancing the practicality of the property for family use.

#### 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

Council Tax Band C

#### 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

#### AGENT'S NOTES

The sale of this property is subject to grant of probate.