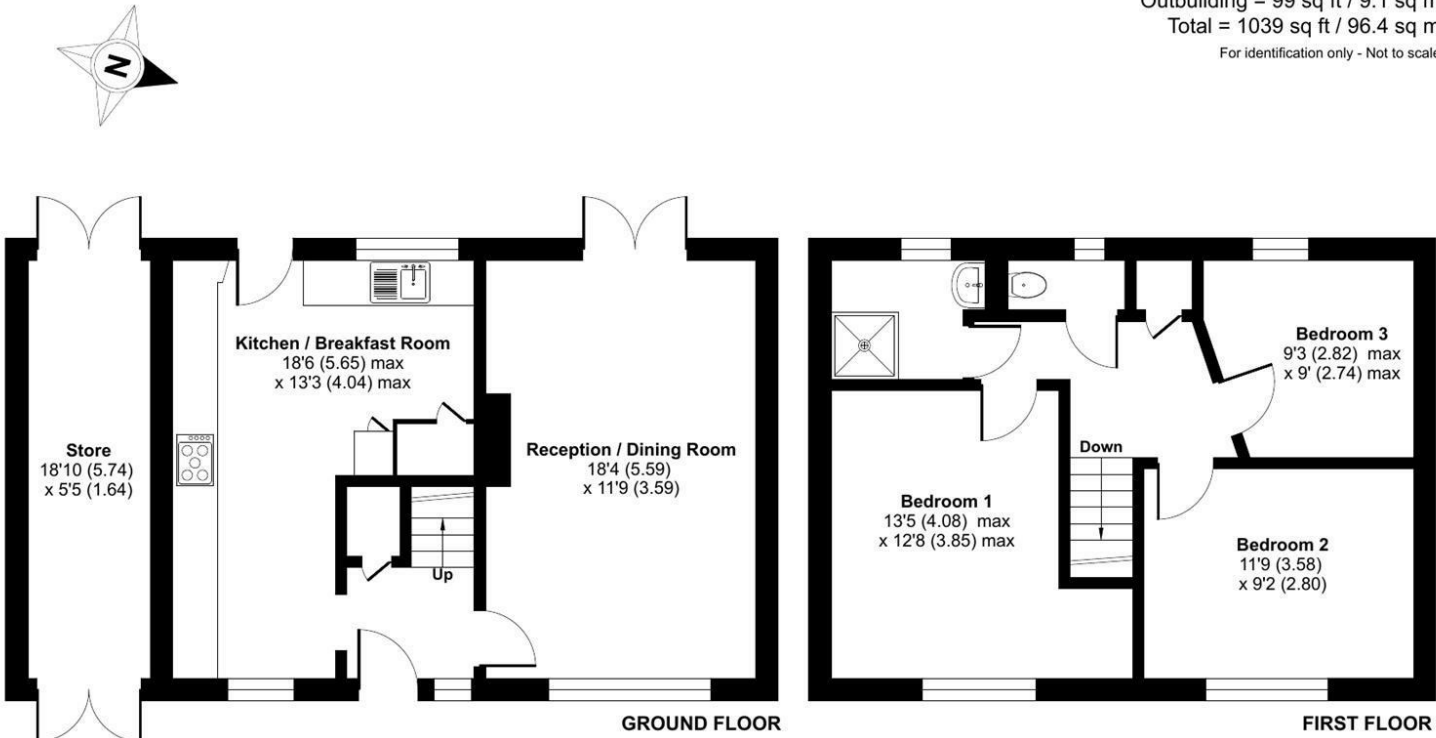


FOR SALE

11 Vicarage Road, Stone, Kidderminster, DY10 4BJ



Approximate Area = 940 sq ft / 87.3 sq m
Outbuilding = 99 sq ft / 9.1 sq m
Total = 1039 sq ft / 96.4 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). © n\checon 2026. Produced for Halls. REF: 1405573



FOR SALE

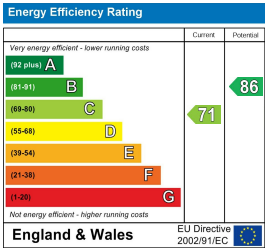
Offers in the region of £318,000

11 Vicarage Road, Stone, Kidderminster, DY10 4BJ

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



01562 820880

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



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1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- An Attractive three-bed semi-detached family home
- Quiet cul-de-sac position with stunning rural views
- Spacious lounge with feature fireplace
- Modern fitted kitchen with integrated appliances
- Three well proportioned bedrooms
- Wet room and separate WC
- Beautiful enclosed rear garden outstanding views
- Driveway parking for two cars
- Popular village location with countryside walks nearby

DESCRIPTION

Halls are pleased to offer for sale this well proportioned and beautifully presented semi-detached family home in this quiet and sought after location in the rural village of Stone by Private Treaty.

This spacious three-bedroom family home is set in a quiet cul-de-sac within the sought-after village of Stone, near Kidderminster. The property enjoys countryside walks on the doorstep, a generous, modern fitted kitchen, spacious lounge, three bedrooms, wet room, separate WC, driveway providing off road parking, and an enclosed garden with uninterrupted rural views.

SITUATION

The property occupies a peaceful cul-de-sac setting within Stone, a popular village on the outskirts of Kidderminster. Stone offers a welcoming community atmosphere, surrounded by attractive Worcestershire countryside, while being conveniently placed for Kidderminster and Stourport-on-Severn. The A448 and A449 provide excellent commuting routes to Worcester, Bromsgrove, and Birmingham, with Kidderminster railway station offering services to Birmingham, Worcester, and beyond.

WHAT3WORDS

///crumb.purely.trim

SCHOOLING

Stone is served by well-regarded local schools, including Stone CE Primary Academy and St Catherine's CE Primary School in Kidderminster. Secondary education is available at King Charles I School in Kidderminster. Independent schools are accessible in Worcester, including King's Worcester and RGS Worcester.

DIRECTIONS

From Kidderminster, head south on the A448 Worcester Road towards Bromsgrove. At the traffic lights by Mustow Green, take the turning towards Stone. Continue into the village and turn into Vicarage Road.

THE PROPERTY

The property is approached via a driveway providing parking for two cars, with a gate leading to the front entrance.

A welcoming hallway leads into the spacious lounge, featuring a fitted electric fireplace, front-facing window, and patio doors opening to the rear garden.

The kitchen is a particularly impressive space, fitted with a range of units, integrated appliances, double oven with extractor, and ample room for dining.

Dual-aspect windows create a bright and sociable family area, with direct access into the rear garden.

Upstairs, the first floor landing gives access to three well-proportioned bedrooms, a wet room, and separate WC.

The bedrooms offer views to both the front and rear, with the rear enjoying beautiful long distance views over the surrounding north Worcestershire countryside.

The property benefits from gas central heating and double glazing throughout.

OUTSIDE

The property enjoys a spacious garden with attractive open views over adjoining fields to the rear.

A generous patio area provides ample space for outdoor seating, complemented by a timber garden shed.

A low boundary wall leads onto neatly maintained lawns and well-established bedding areas, with mature greenery providing a pleasant and private setting.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House, Finpoint Way, Kidderminster, Worcestershire DY11 7WF

COUNCIL TAX

The property is being shown as being within council tax band C on the local authority register.

TENURE

Freehold with Vacant Possession upon Completion.

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