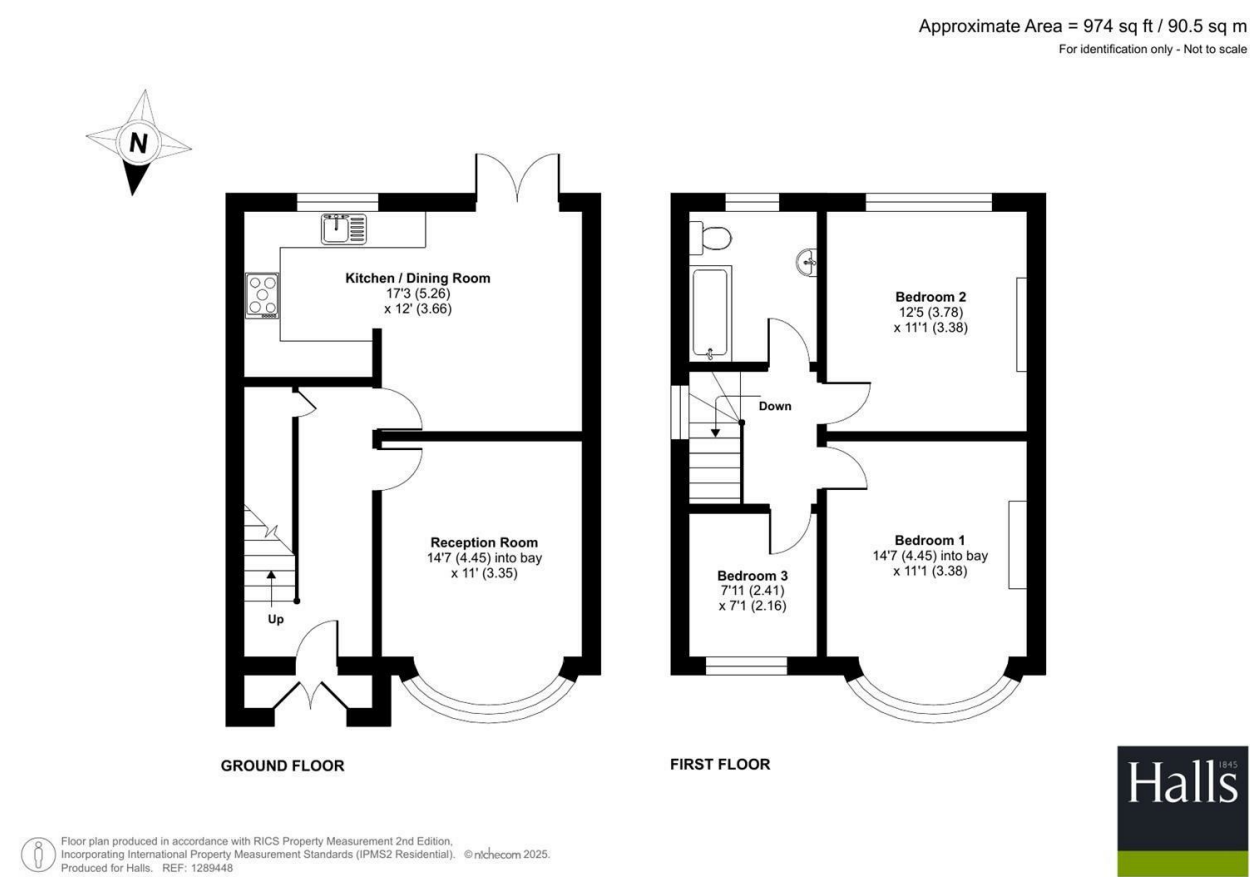


FOR SALE

47 Franche Road, Kidderminster, DY11 5AL



FOR SALE

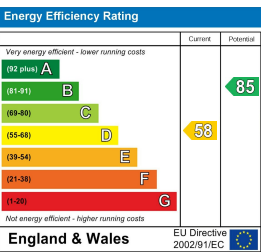
Price £285,000

47 Franche Road, Kidderminster, DY11 5AL

**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



This charming 1930s three-bedroom home features tasteful décor, two reception rooms, a fitted kitchen, and a family bathroom. Set on a generous, private plot with landscaped gardens, a large driveway, garage, and workshop, it's located on the outskirts of Kidderminster near local amenities. No onward chain – viewing recommended.



01562 820 880

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



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FOR SALE

Bewdley 3 ½ miles, Bridgnorth 14 miles, Worcester 16 miles, Birmingham 22 ½ miles, Stourbridge 10 miles.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- An Attractive Traditional Semi-Detached House
- Three Bedrooms & Bathroom
- Two Reception Rooms
- Fitted Kitchen with Appliances
- Generous Private Gardens
- Garage, Workshop & Parking
- Popular & Convenient Location
- NO CHAIN – VIEWING RECOMMENDED

DIRECTIONS

From Halls office in Franche Road proceed in a southerly direction where number 43 will be found on the right hand side as indicated by the agents For Sale board.

LOCATION

Set in the most convenient location to the popular northern side of Kidderminster on the Franche Road with good access and bus routes to the town centre and to surrounding towns and villages such as Bewdley, Bridgnorth, Wolverley and onward to Wolverhampton, Birmingham, Stourbridge and the cathedral city of Worcester. The property is set back from the main road which offers a mixture of security and privacy whilst not being too isolated and providing good easy access to all local amenities.

INTRODUCTION

This attractive 1930s traditional three bedroom home is well presented and has a generous driveway providing off road parking. Tastefully decorated this well presented family home offers comfortable accommodation with three bedrooms and a family bathroom, two reception rooms and fitted kitchen. Set in a generous, private plot with enclosed gardens, off road parking a garage and useful workshop with power and light. The property is well situated in this popular location on the northern outskirts of Kidderminster with a range of convenient local amenities.

ENTRANCE PORCH

With arched UPVC double doors open into the useful porch with lighting and coat hooks. The original front door leads you into the reception hall. The reception hall has doors to the sitting room and kitchen diner with a useful understairs cupboard housing the boiler and meters.

SITTING ROOM

The sitting room is situated to the front and is well presented offering plenty of light with UPVC double glazed windows, original stripped door, radiator and power points.

FITTED KITCHEN

Featuring matching oak wall and base units, along with pan drawers and built-in spice racks, this kitchen is complemented by sleek black Corian worktops that contrast beautifully with the oak cabinetry to create clean, practical workspaces. The contemporary decor is enhanced by cream bevelled metro tiles with contrasting grout. Integrated appliances include a washing machine, dishwasher, and fridge freezer, along with a Bosch five-ring gas hob and an eye-level double oven.

DINING AREA

The open plan dining area set off the kitchen offers an ideal family space with French doors overlooking and accessing the patio and gardens. Sandstone style tiles with matching tiled upturn adds a light and clean finish to the dining room with large fitted storage cupboards for storage.

FIRST FLOOR

On the first floor is a good-sized landing with window to side elevation doors to bedrooms and bathroom and access to the loft via a retractable loft ladder.

MASTER BEDROOM

With open views to the local sports field from the large bay window that floods light into this double bedroom with original solid oak doors, radiator and power points with UPVC double glazed window with stained glass opening unit and original solid wooden floors.

BEDROOM TWO

The second bedroom overlooks the rear garden with further views to open fields with UPVC double glazed windows, original solid wooden door, radiator and power points.

BEDROOM THREE

The third bedroom is a single bedroom, ideal for a nursery, office or dressing room and situated at the front of the house with UPVC double glazed window with stained glass decoration, solid wooden original door, radiator and power points.

BATHROOM

With large ceramic tiling to splash back and warm vinyl flooring and a 'P' shaped whirlpool bath. The matching white suite comprises a low level WC and pedestal wash handbasin, chrome mixer shower with glass screen and a frosted UPVC window with an original 1930's solid wooden door, and radiator.

GARDEN

The generous private garden has winding paths, lawns, mature trees and shrubs and spring flowers all leading to a handy workshop at the bottom of the garden. The garage is accessible from the rear garden and there is an extra outbuilding with outside WC.

WORKSHOP

The useful workshop offers multiple options, such as a gym or even home office.

GARAGE

The garage which has power and lighting is accessible from the drive and the rear garden.

SERVICES

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

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

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.