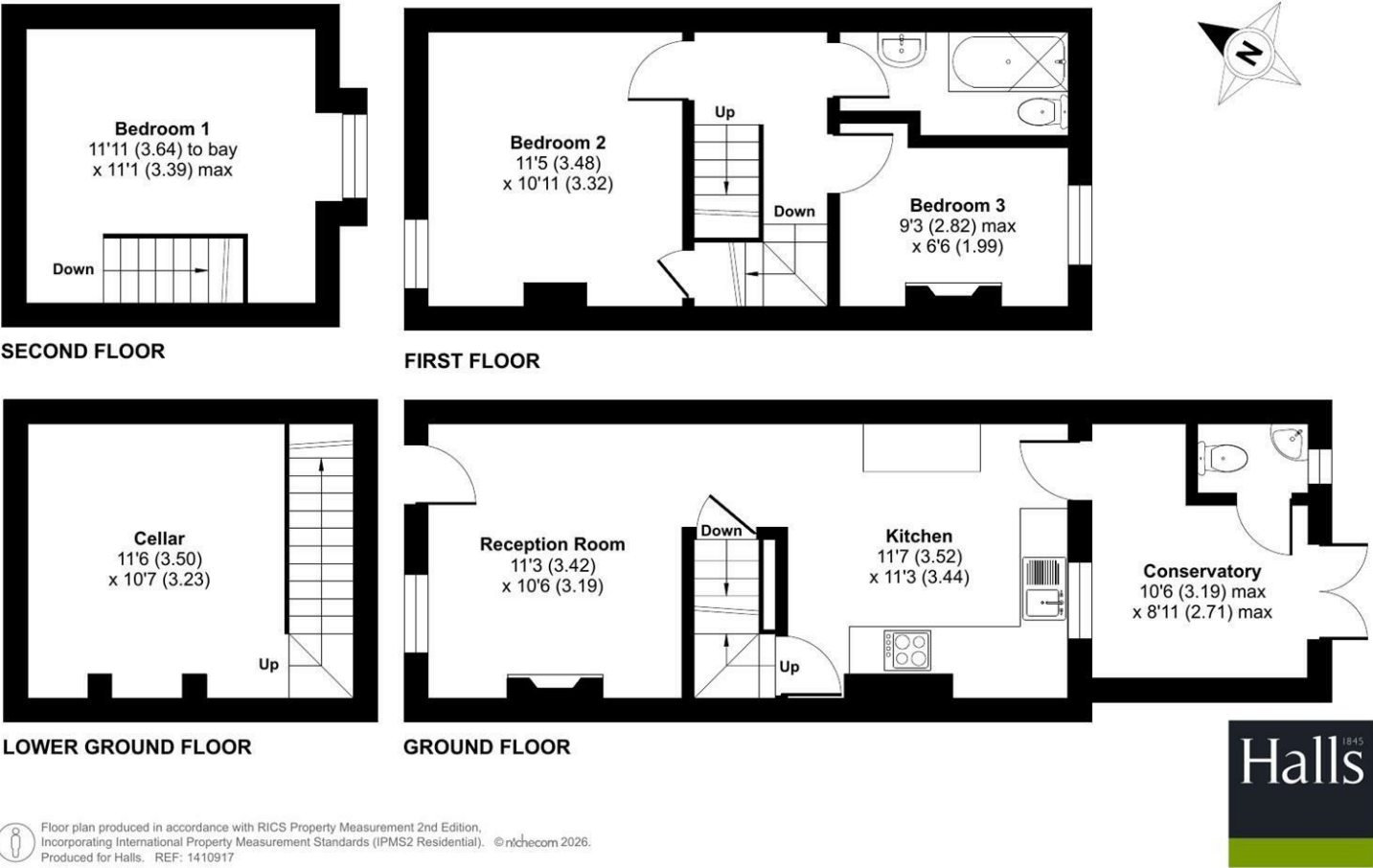


FOR SALE

70 Offmore Road, Kidderminster, DY10 1SD



Approximate Area = 988 sq ft / 91.8 sq m  
For identification only - Not to scale



FOR SALE

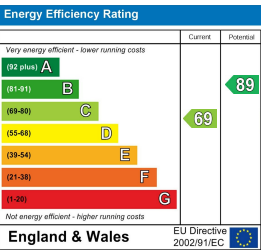
Offers in the region of £165,000

70 Offmore Road, Kidderminster, DY10 1SD

**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



An attractive and well-proportioned three-bedroom mid-terraced home, offering accommodation arranged over three floors together with a cellar and conservatory, situated in a convenient residential location close to Kidderminster town centre. Offered for sale with no onward chain making it an ideal first-time purchase or investment opportunity.



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



- Attractive three-bedroom mid-terraced home
- Accommodation arranged over three floors plus cellar
- Reception room, Kitchen and rear conservatory
- Convenient position close to town amenities
- Offered for sale with no onward chain

DESCRIPTION

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

An attractive and well-proportioned three-bedroom mid-terraced home, offering accommodation arranged over three floors together with a cellar and conservatory, situated in a convenient residential location close to Kidderminster town centre. Offered for sale with no onward chain.

SITUATION

The property occupies a convenient position within Kidderminster, providing easy access to a range of everyday amenities including shops, supermarkets, healthcare facilities and leisure amenities. The town centre is within comfortable reach, together with public transport links and road connections to the surrounding areas.

W3W

///stroke.mixed.snow

DIRECTIONS

From the agent's office on the Franche Road, head in South East direction,At the roundabout, take the 3rd exit onto Proud Cross Ringway/A442.Use the left lane to continue towards Park Butts Ringway/A456. Use the left lane to merge onto Park Butts Ringway/A456. Continue to follow A456. At the roundabout, take the 2nd exit onto The Ringway/A456. At the roundabout, take the 1st exit onto Coventry St/A456. Take Leswell St to Offmore Rd.

SCHOOLING

The area is well served by a range of highly regarded schooling options. Local primary provision includes St Georges C of E Primary School , St Ambrose's Catholic Primary School and Comberton Primary School, together with additional schools within the wider Kidderminster area. Secondary education is available at King Charles I School and Sixth Form Centre, Holy Trinity School and Baxter College, with further all-through provision at Holy Trinity School (Reception to Sixth Form). Specialist and alternative educational settings are also available locally.

THE PROPERTY

The accommodation is arranged over four levels and briefly comprises:

Ground Floor

Entrance directly into the reception room, offering a comfortable living space with staircase rising to the first floor. The reception room leads through to the kitchen, fitted with a range of units and work surfaces and space for a small dining table. To the rear, a conservatory provides further versatile accommodation with access to the rear garden and downstairs cloakroom.

Lower Ground Floor

Useful cellar space providing storage.

First Floor

Two bedrooms together with a family bathroom.

Second Floor

A further attic bedroom offering additional sleeping or home office space.

OUTSIDE

To the rear, the property benefits from an enclosed garden area providing outdoor space suitable for seating and general enjoyment.

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 A 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