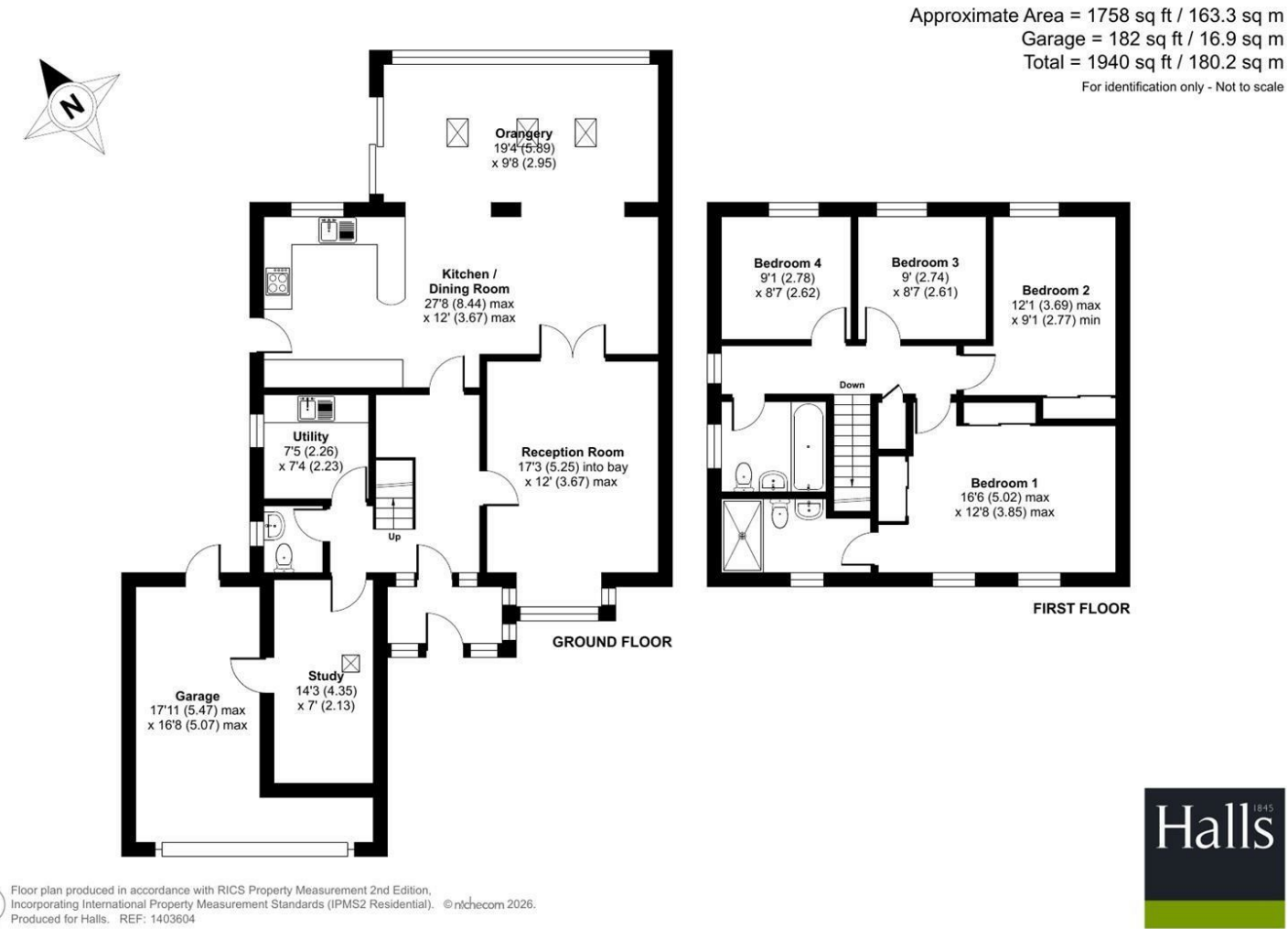


FOR SALE

2 Oak Grove, Kidderminster, DY10 3AL



FOR SALE

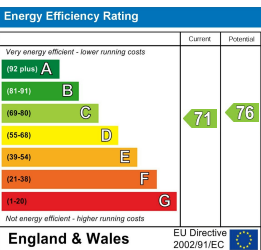
Price £625,000

2 Oak Grove, Kidderminster, DY10 3AL

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 well-appointed four-bedroom detached family home, occupying a desirable position within a popular residential cul-de-sac. The property offers well-balanced accommodation, an open-plan kitchen/dining room, orangery, study, generous rear garden and integral garage.



01562 820880

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



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3 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- Four-bedroom detached family home
- Open-plan kitchen/dining room and orangery
- Separate reception room and study
- Utility room and integral garage
- Sought-after residential cul-de-sac location

DESCRIPTION

Halls are delighted with instructions to offer Oak Grove, Kidderminster for sale by Private Treaty.

The property provides spacious and thoughtfully arranged accommodation, ideal for modern family living. Internally, the layout combines open-plan living with more traditional reception space, orangery, utility room, study and well-proportioned bedrooms.

SITUATION

Oak Grove occupies a convenient residential position within Kidderminster, well 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

///love.school.handy



DIRECTIONS

From the agent's office on Franche Road head towards Proud Cross Ringway, 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, at the roundabout, take the 2nd exit onto The Ringway/A456, at the roundabout, take the 2nd exit onto The Ringway/A451, at the roundabout, take the 1st exit onto Comberton Hill/A448. Continue to follow A448. Turn right onto Hill Grove Crescent after a short distance turn left into Oak Grove.

SCHOOLING

The area is well served by a range of established schooling options. Local primary provision includes St George's Church of England Primary School, Offmore Primary School and Comberton Primary School, together with other nearby village primaries. Secondary and all-through education is available at Holy Trinity School (4-18) and King Charles I School (11-18), with additional options in the wider Kidderminster area and independent schooling available nearby.

THE PROPERTY

The accommodation is arranged over two floors and briefly comprises:

To the ground floor, the property is entered via a welcoming entrance hall which provides access to a reception room, together with an impressive open-plan kitchen and dining area that flows through to the orangery, providing additional living space and enjoying views over the rear garden forming the heart of the home and offering an excellent space for everyday family living and entertaining. A useful study provides ideal accommodation for home working or a quiet retreat, complemented by a separate utility room and a convenient ground floor cloakroom/WC.



To the first floor, the property offers four well-proportioned bedrooms, all enjoying good levels of natural light and providing flexible accommodation suitable for family living, guest rooms or home working. The bedrooms are served by two well-appointed bath/shower rooms, including en-suite facilities to the principal bedroom, together with a further family bathroom, ensuring comfort and convenience for modern family requirements.

OUTSIDE

Externally, the property enjoys a generous rear garden extending to a notable depth, incorporating well-maintained lawned areas together with a small woodland section to the far end, creating an attractive, private and natural backdrop.

The garden provides an excellent space for outdoor recreation, family use and entertaining, with a good degree of privacy throughout.

To the front, the property benefits from driveway parking which provides off-road parking and leads to the integral garage, offering secure parking and additional storage, further enhancing the practicality of the home.

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 F



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