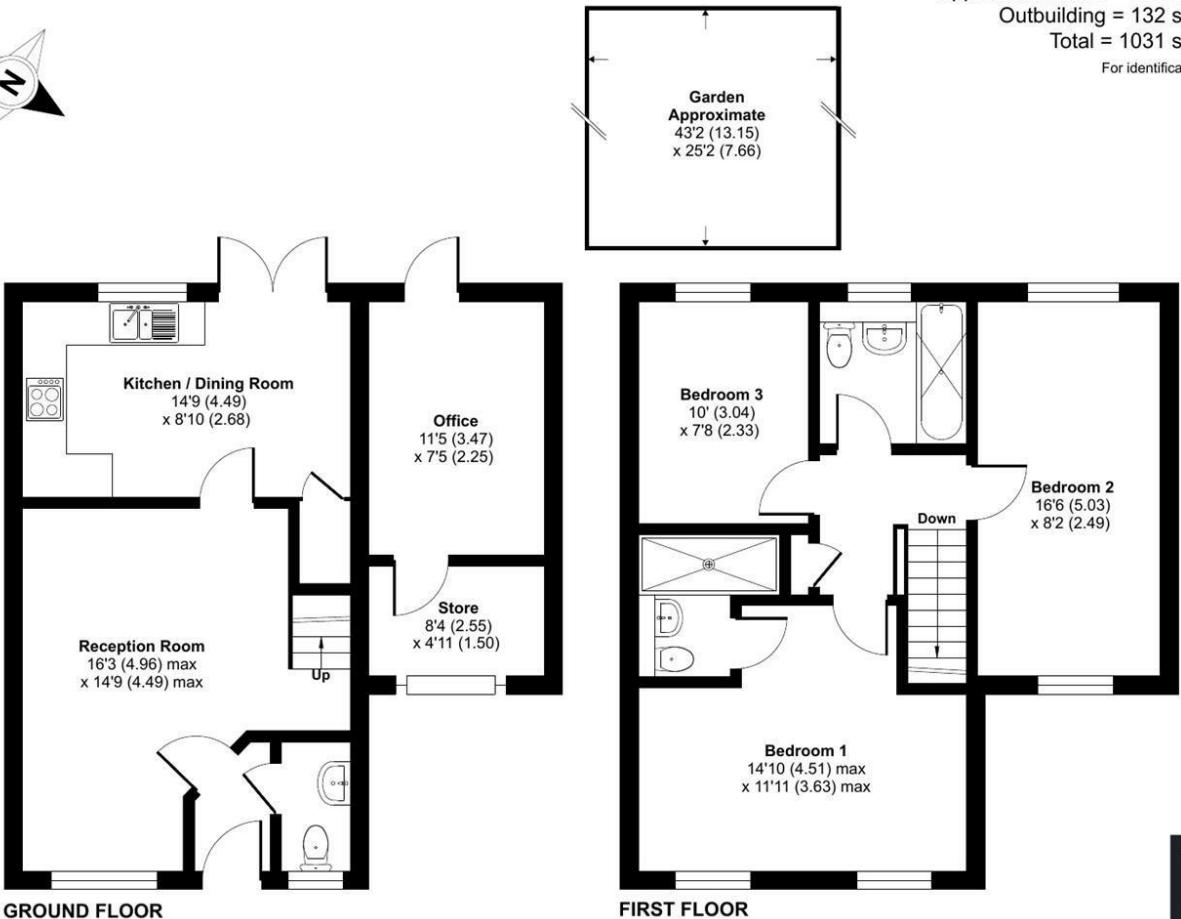


FOR SALE

51 Brooklands Drive, Kidderminster, DY11 5EB



Approximate Area = 899 sq ft / 83.5 sq m
Outbuilding = 132 sq ft / 12.2 sq m
Total = 1031 sq ft / 95.7 sq m
For identification only - Not to scale

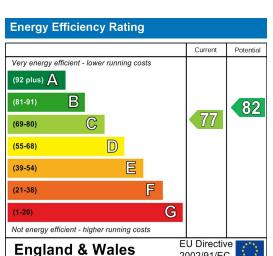
Halls

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1336178

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



Offers in the region of £280,000

51 Brooklands Drive, Kidderminster, DY11 5EB

Halls

01562 820880

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

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Mileage (all distances approximate)

Bewdley 3 1/2 miles, Bridgnorth 14 miles, Worcester 16 miles, Birmingham 22 1/2 miles, Stourbridge 10 miles.



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s

**SITUATION**

This modern family home is ideally located in a peaceful and secure cul-de-sac, close to the local nature reserve, yet still within easy reach of various local amenities.

These include the highly regarded St. Catherine's Primary School, a nearby supermarket, and excellent access to local sports clubs, pubs, and bus routes. Situated on the northern edge of Kidderminster, the property offers convenient access to the stunning North Worcestershire countryside, as well as nearby popular villages and towns, including Wolverley and Bewdley.

The property is adjacent to Puxton Marsh Nature Reserve, offering direct access to scenic walking routes and open green space—perfect for nature lovers, dog walkers, and those who enjoy outdoor living.

What3words
///intent.roses.lions

DIRECTIONS

From the agent's office, head in a southerly direction on the A442 towards Kidderminster town centre.

Take the first left onto Marlpool Lane and continue until you reach the mini roundabout.

At the roundabout, take the second exit onto Willowfield Drive. Continue along Willowfield Drive, which leads onto Puxton Drive. Turn left onto Brooklands Drive, and follow the road around—the property can be found on the left-hand side after a short distance.

THE PROPERTY

The property is accessed via a compact, enclosed front garden. Upon entering through the front door, you are welcomed into an inner entrance hall, with a convenient downstairs WC located off to the side. The hallway leads through to a spacious lounge/reception room, which enjoys front-facing views. Stairs rise from the lounge to the first-floor accommodation.

From the lounge, a door leads into the spacious kitchen/diner, which is fully fitted with modern wall and base units, an integrated Hotpoint oven and gas hob, and space available for a slimline dishwasher. The room features a tiled floor, understairs storage cupboard and double patio doors opening out to the rear garden, creating a bright and open feel.

The rear garden also provides access to the garage, which has been partially converted to offer a dedicated office space alongside a useful storage area—ideal for those working from home or needing additional flexible space.

The first-floor landing leads to the master bedroom, which benefits from its own en-suite shower room featuring a large walk-in shower, low-level WC, and a modern vanity unit.

The property also offers a second double bedroom with attractive dual-aspect windows, providing plenty of natural light, along with a generous third single bedroom, ideal as a child's room, home office, or guest space.

The loft is accessible from both the main landing and the second bedroom, and has been partially boarded, providing useful additional storage space.

OUTSIDE

To the front of the property, there is off-road parking for one car. Steps lead up to the front door, bordered by a small area of artificial lawn enclosed by an ornamental hedge, adding a touch of greenery and curb appeal.

The rear garden offers a very low-maintenance terraced layout, ideal for entertaining and enjoying privacy. It features a paved patio area with steps leading up to an artificial lawn, which then rises to a dedicated BBQ area combining paving and decking. Beyond the garden's boundary lies mature woodland, providing a peaceful and natural backdrop.

SERVICES

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

TENURE

Freehold with Vacant Possession upon Completion.

LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, DY11 7WF

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

Viewings strictly by appointment with the Kidderminster Office 01562 820880.