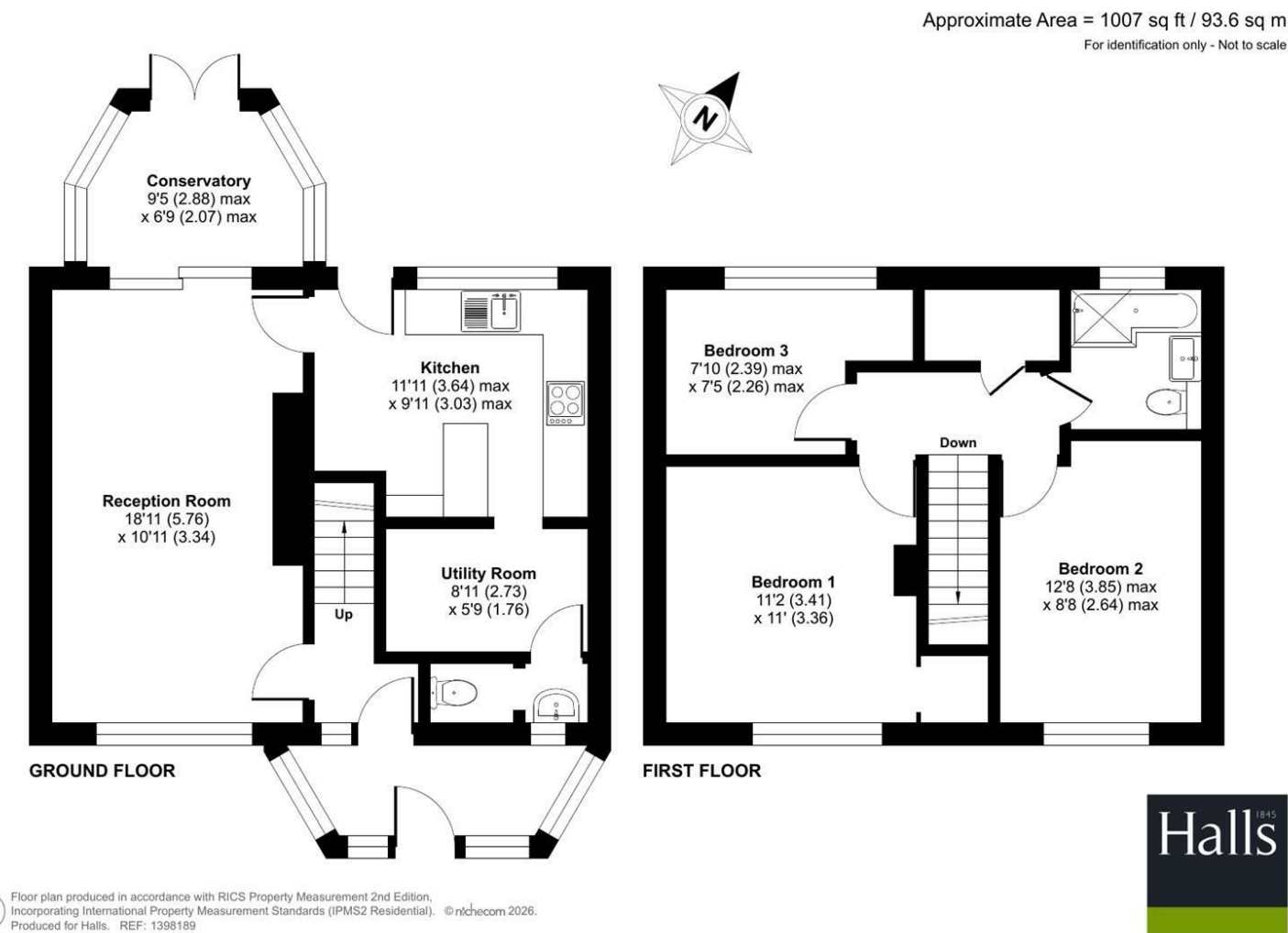


FOR SALE

54 Wilton Avenue, Kidderminster, DY11 5QD

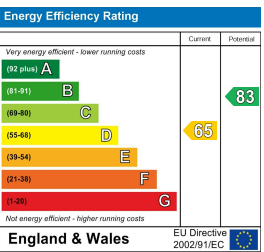


54 Wilton Avenue, Kidderminster, DY11 5QD

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-proportioned three-bedroom mid-terrace property, offered for sale with no onward chain, situated in a convenient and established residential location within easy reach of Kidderminster town centre and local amenities and within walking distance to Franche Primary School.

Halls

01562 820880

Kidderminster Sales

137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@halls.gb.com



onTheMarket.com



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01562 820880



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- **Three-bedroom mid-terrace property**
- **Offered for sale with no onward chain**
- **Kitchen, reception room, utility room and conservatory**
- **Enclosed rear garden**
- **Convenient location close to town centre amenities**
- **Walking distance to Franche Primary school ofsted rated good**

DESCRIPTION

Halls are delighted with instructions to offer Wilton Avenue for sale by Private Treaty.

The property provides neatly arranged accommodation over two floors and represents an ideal opportunity for first-time buyers, investors or those seeking a conveniently located family home. The accommodation includes a reception room, kitchen, utility room and conservatory to the ground floor, with three bedrooms and bathroom facilities arranged to the first floor.

SITUATION

Wilton Avenue occupies a convenient position within Kidderminster, lying less than one mile from the agents' offices on Franche Road. The property is well placed for access to local shops, schools and transport links, with Kidderminster town centre readily accessible.

W3W

///plan.cage.steep

DIRECTIONS

Less than 1 mile from the agents' offices on the Franche Road, proceed in a northerly direction and turn left immediately after the Co-op supermarket onto Wilton Avenue. Follow the road for a short distance where the property will be found on the left-hand side.

SCHOOLING

The area is served by highly regarded schools including Franche Community Primary School, St Catherine's CE Primary School, Wolverley C of E Secondary School and Baxter College.

For independent options, Heathfield Knoll School in Wolverley provides education from nursery through to sixth form.

THE PROPERTY

The property is a well-proportioned three-bedroom mid-terrace home, offered to the market with no onward chain, and provides neatly arranged accommodation over two floors.

The ground floor comprises a reception room to the front, a utility room, downstairs cloakroom, a fitted kitchen and a conservatory which provides additional living space and overlooks the rear garden.

To the first floor, the accommodation includes three bedrooms and the main bathroom.

The layout is practical and well suited to a range of buyers, including first-time purchasers, families or investors.

OUTSIDE

Externally, the property benefits from an enclosed rear garden with shed, astro turf areas and slabbed pathway, fenced on either side and a gateway providing rear access.

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 B

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