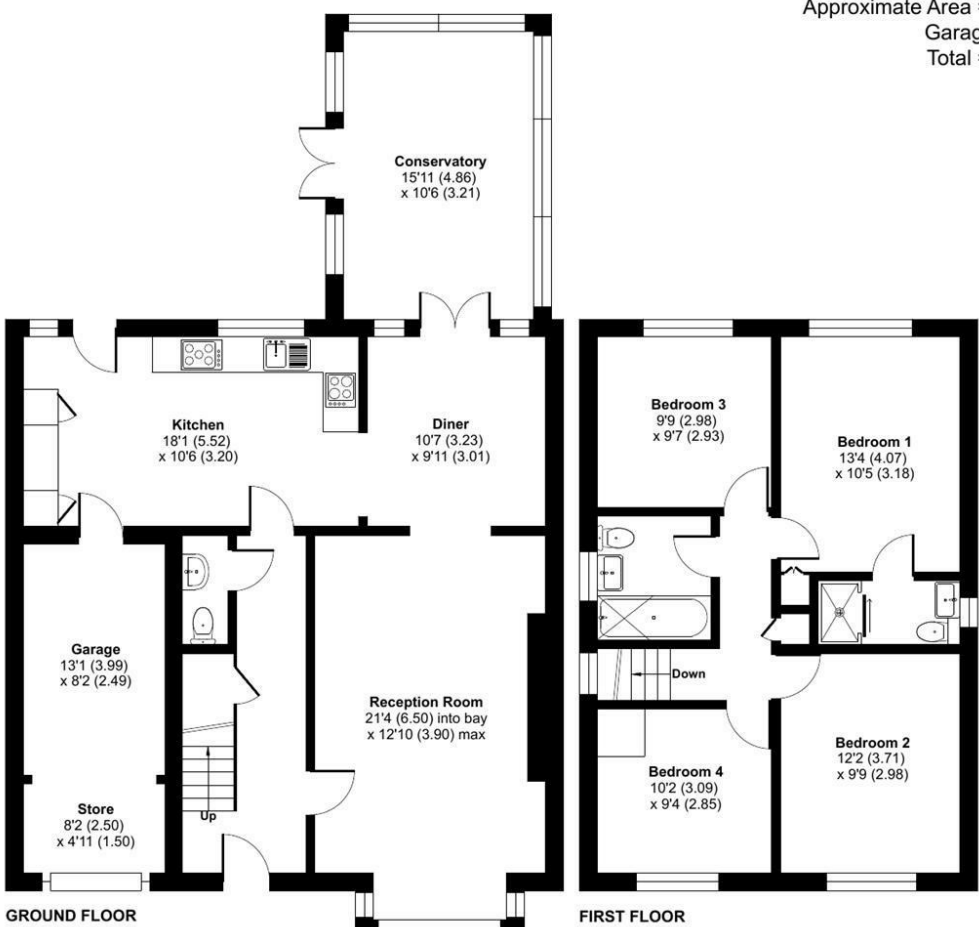


FOR SALE

52 Waresley Park, Hartlebury, Kidderminster, DY11 7XE



Approximate Area = 1488 sq ft / 138.2 sq m
Garage = 143 sq ft / 13.2 sq m
Total = 1631 sq ft / 151.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nXchem 2026. Produced for Halls. REF: 1415631



FOR SALE

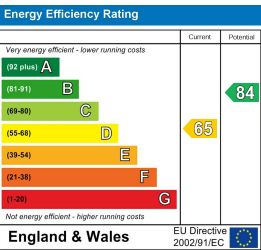
Offers Over £400,000

52 Waresley Park, Hartlebury, Kidderminster, DY11 7XE

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



Modern four-bedroom detached home with driveway and garage, positioned within a popular Hartlebury development, offering spacious family living and excellent access to local schooling and transport links.



01562 820880

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



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2 Reception
Room/s

4 Bedroom/s

2 Bath/Shower
Room/s

- **Four-bedroom detached family home in a sought-after Hartlebury development**
- **Spacious accommodation with multiple reception rooms**
- **New Boiler fitted in November 2023**
- **Private driveway parking and integral garage**
- **Enclosed rear garden ideal for families and entertaining**
- **Brand new Bosch and Neff kitchen appliances**

DESCRIPTION

Halls are delighted with instructions to offer Waresley Park for sale by Private Treaty. Situated within a popular and well-established residential development, this spacious four-bedroom detached family home offers well-proportioned accommodation ideally suited to modern family living.

The ground floor provides generous and versatile reception space, complemented by a fitted kitchen and a conservatory to the rear, creating an excellent area for everyday living and entertaining whilst enjoying views over the garden. The layout is both practical and well balanced, offering flexibility for growing families or those working from home. To the first floor, there are four well-sized bedrooms together with bath/shower room facilities, providing comfortable accommodation throughout.

Externally, the property benefits from a private driveway providing ample off-road parking, an integral garage and an enclosed rear garden offering a pleasant outdoor space for families and entertaining.

SITUATION

Waresley Park forms part of a well-regarded residential development within the popular village of Hartlebury, conveniently positioned between Kidderminster and Worcester. The property enjoys excellent road connectivity via the A449, providing straightforward access to the wider West Midlands network, whilst Kidderminster offers a comprehensive range of shopping, leisure and everyday amenities. The area is also served by well-regarded local schooling including Hartlebury CE Primary School, Wilden All Saints CE Primary School and Stourport High School & Vlth Form College. Hartlebury and the surrounding countryside provide pleasant walking routes and a semi-rural setting whilst remaining highly accessible for commuters.

DIRECTIONS/ W3W

From the agent's office on the Franche Road head in a Southerly directions, 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 2nd exit onto The Ringway/A451. At the roundabout, take the 2nd exit and stay on The Ringway/A451. At the roundabout, take the 1st exit onto Worcester Rd/A442. At the roundabout, take the 2nd exit onto Worcester Rd/A449. At the roundabout, take the 2nd exit and stay on Worcester Rd/A449. Continue to follow A449. Slight left towards Crown Ln, merge onto Crown Ln. Turn left into Waresley Park follow the road round and you will find the property on the right hand side.

///rarely.keepers.elevates

SCHOOLING

The area is served by a range of well-regarded schools including Hartlebury CE Primary School, Wilden All Saints CE Primary School. Stourport High School and Vlth Form College aswell as local schools in Kidderminster.

OUTSIDE

To the front of the property, a private driveway provides off-road parking and leads to the integral garage, reinforcing the practicality of the home. The frontage is neatly presented and forms part of this established residential development.

To the rear, the property benefits from an enclosed garden, offering a secure and manageable outdoor space ideal for families, entertaining and general enjoyment. The garden provides scope for landscaping or further enhancement to suit individual requirements.

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.

COUNCIL TAX & LOCAL AUTHORITY

The property is being shown as being within council tax band F on the local authority register.

Wychavon District Council, Queen Elizabeth Drive, Pershore, WR10 1PT

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