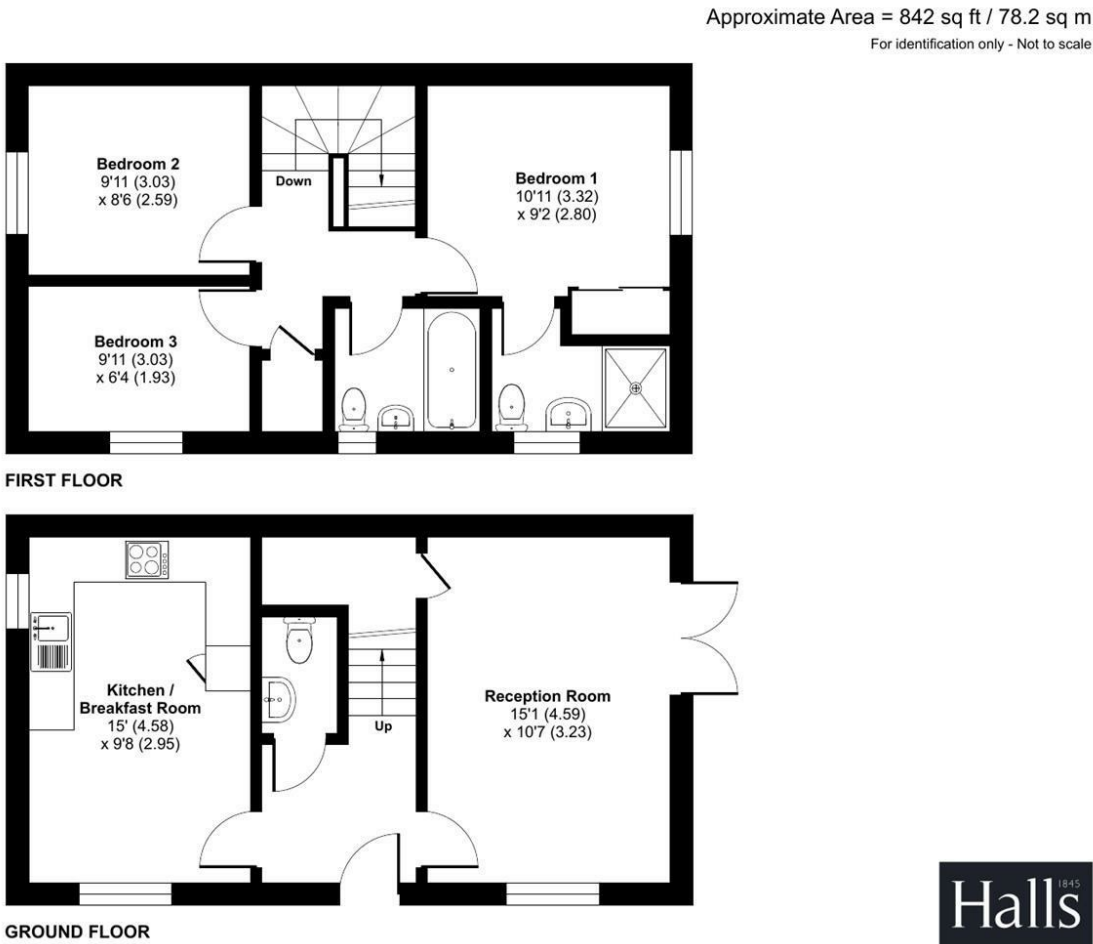


FOR SALE

4 Weir Crescent, Kidderminster, Worcestershire, DY11 7AX



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2026. Produced for Halls. REF: 1407208



FOR SALE

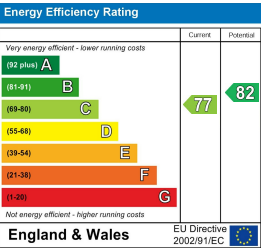
Offers in the region of £250,000

4 Weir Crescent, Kidderminster, Worcestershire, DY11 7AX

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 modern three-bedroom home offering well-planned accommodation, enclosed rear garden and electric vehicle charging point, conveniently located for local amenities and schooling within Kidderminster.



01562 820880

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



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1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- **Modern three-bedroom residential home**
- **Well-planned accommodation over two floors**
- **Kitchen / breakfast room**
- **Enclosed rear garden**
- **Electric vehicle charging point**
- **Convenient Kidderminster location close to amenities**

DESCRIPTION

Halls are delighted with instructions to offer Weir Crescent for sale by Private Treaty. The property is a modern and well-presented residential home, providing practical and well-balanced accommodation arranged over two floors, ideally suited to families, first-time buyers or investors.

SITUATION

The property occupies a convenient residential position within Kidderminster, offering easy access to a wide range of local amenities including shops, supermarkets, leisure facilities and public transport links. Kidderminster provides excellent road access to Worcester, Stourport-on-Severn and Bewdley, together with mainline rail services to Birmingham and beyond.

W3W

///winks.ocean.march

DIRECTIONS

From agent's office on the Franche road head in a Southerly direction, 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 A45, 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.

Continue on Silverwoods Wy./A4420, at the roundabout turn right into Weir Crescent.

SCHOOLING

Outstanding primary provision includes Sutton Park Primary School and Heronswood Primary School, both delivering excellent foundations in early years and Key Stage 1-2. A range of Good primary schools such as Foley Park Primary Academy, Offmore Primary School and St Oswald's Church of England Primary School provide further strong local choices, alongside options like St John's CofE Primary School and St Catherine's CofE Primary School serving the wider Kidderminster community. Secondary education is well catered for at Wolverley Church of England Secondary School, a mixed 11-18 Church of England school, and more extensive all-through provision is available at Holy Trinity School and Sixth Form Centre in nearby Kidderminster. Specialist support for pupils with additional needs is provided locally by Wyre Forest School, and independent education from early years to sixth form can be found at Heathfield Knoll School and Nursery in Wolverley.

THE PROPERTY

The accommodation is arranged over two floors and provides comfortable and versatile living space.

Entrance Hall

Providing access to the principal ground floor rooms, together with staircase rising to the first floor.

Reception Room

A well-proportioned living room enjoying good natural light, with space for lounge furniture and a pleasant outlook and double doors leading to the rear garden.

Kitchen / Breakfast Room

Fitted with a range of modern wall and base units with work surfaces over, incorporating sink unit, integrated appliances and space for dining.

Ground Floor WC

Fitted with a low-level WC and wash hand basin.

First Floor Landing

Providing access to the bedrooms and bathrooms.

Bedroom One

A comfortable double bedroom with space for wardrobes and bedroom furniture. Bedroom One also has a en suite shower room.

Bedroom Two

A further well-proportioned bedroom, suitable for family use or guests.

Bedroom Three

A versatile third bedroom, ideal as a child's room, home office or study.

Bathroom

Fitted with a modern suite comprising panelled bath with shower over, wash hand basin and WC.

OUTSIDE

Externally, the property benefits from an enclosed rear garden providing a safe and private outdoor space, ideal for family use or entertaining. An electric vehicle charging point is installed, enhancing the practicality of the property.

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

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 C 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

AGENT'S NOTES

The property is subject to an annual charge of £120 per year for road management.