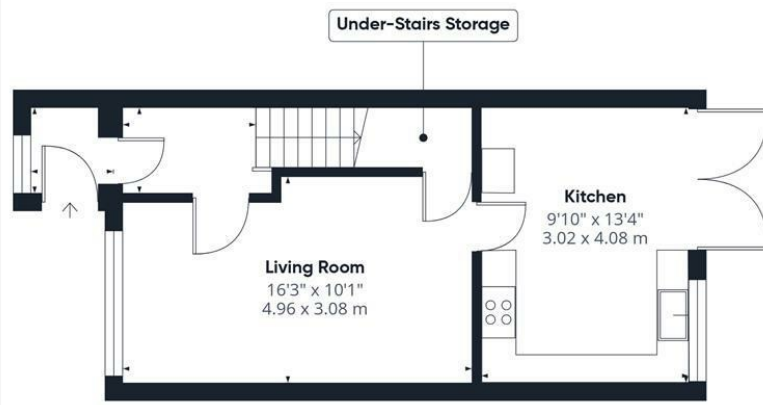


Halls 1845



Floor 0



Floor 2



57 PUXTON DRIVE
| KIDDERMINSTER | | DY11 5HH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	82
EU Directive 2002/91/EC		

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



KIDDERMINSTER SALES

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

☎ 01562 820880 ✉ kidderminster@halls.gb.com

🌐 www.halls.gb.com 📱 📺

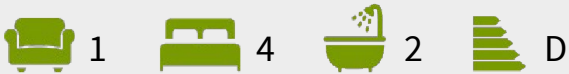


A beautifully presented four-bedroom semi detached family home offering spacious and versatile accommodation with open-plan living, en-suite master bedroom, and private garden, conveniently located in a sought-after area of Kidderminster.

Offers in the region of £269,500

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



- Immaculately presented four-bedroom semi detached family home
- Spacious living room with feature fireplace
- Kitchen/dining room with patio doors to garden
- Master bedroom with en-suite shower room
- Attractive, low-maintenance rear garden with patio seating area
- Driveway parking
- Conveniently located for schools, amenities and transport links
- EV Point
- Electrical and Gas safety certificates for property

DESCRIPTION

An attractive and well-maintained semi detached family home, offering generous and flexible accommodation in a highly regarded residential area of Kidderminster. A comfortable modern home that's ideal for family living.

SITUATION

Puxton Drive is a popular residential development situated on the northern side of Kidderminster, offering a quiet and convenient setting within easy reach of local shops, primary and secondary schools, and transport links. Kidderminster town centre provides a wide range of amenities including supermarkets, restaurants and leisure facilities, together with a mainline railway station providing direct connections to Birmingham and Worcester. The surrounding area offers pleasant countryside walks and access to the Wyre Forest and Severn Valley.

W3W

///lost.stow.cuts



SCHOOLING

The property lies within the catchment for a range of well-regarded schools including Franche Community Primary School, St Oswald's CE Primary, and Baxter College for secondary education. There are also several independent schools in the wider area including Heathfield Knoll School and RGS Worcester.

DIRECTIONS

From Halls Kidderminster Office on Franche Road, head north and turn right onto Puxton Lane. Continue along Puxton Lane and turn left into Puxton Drive. Follow the road around and the property will be found on the right-hand side, identified by the Halls for sale board.

THE PROPERTY

The accommodation briefly comprises a welcoming entrance hallway with stairs rising to the first floor and access to a spacious living room featuring a central fireplace and large front window providing plenty of natural light.

The modern kitchen/dining room provides a fantastic open-plan family space fitted with a comprehensive range of units, integrated appliances and ample space for dining furniture, with patio doors opening out to the rear garden.

To the first floor are three well-proportioned bedrooms and the main bathroom fitted with a contemporary suite. To the second floor is the master bedroom with an en-suite shower room.

The property benefits from gas central heating and double glazing throughout.



OUTSIDE

To the front of the property is a block-paved driveway providing off-road parking and an Electric vehicle charging point.

The rear garden offers a private and secure outdoor space, mainly laid to patio and lawn for ease of maintenance, a seated composite decked area and shed with electrical sockets. There is side gated pedestrian access to the rear garden.

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

Freehold

LOCAL AUTHORITY

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

COUNCIL TAX

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

Strictly by prior appointment through Halls Kidderminster Office
Tel: 01562 820880 E: kidderminster@halls.gb.com