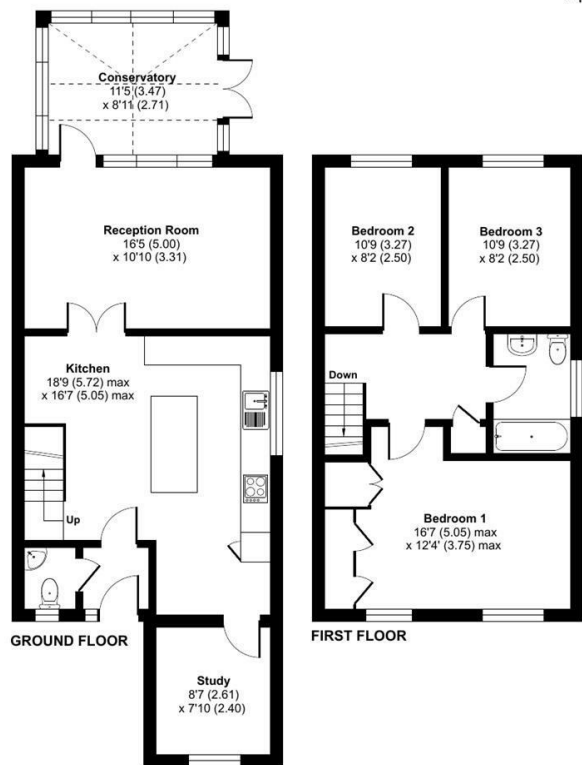


FOR SALE

8 Marlpool Close, Kidderminster, DY11 5HD



Approximate Area = 1170 sq ft / 108.6 sq m
For identification only - Not to scale



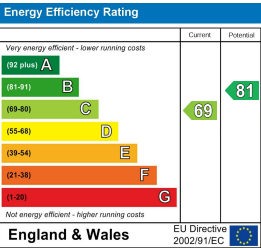
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Halls. REF: 1257863



8 Marlpool Close, Kidderminster, DY11 5HD

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 beautifully presented contemporary 3 bedroom family home located in this sought after cul-de-sac location on the northern outskirts of Kidderminster. Offering light and spacious accommodation, an internal inspection is thoroughly recommended to appreciate the quality of this attractive family home.



01562 820 880

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



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Mileage (all distances approximate)
Kidderminster Railway Station 2 miles, Bewdley 6 miles, Bromsgrove 11 miles, Worcester 16 miles and Birmingham 19 miles.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- An Immaculate Semi-Detached Family Home
- Beautifully Presented Throughout
- Attractive Fitted Howdens Kitchen
- 3 Well Proportioned Bedrooms
- Living Room with Conservatory Off
- Useful and Versatile Ground Floor Study
- Enclosed Private Garden & Off Road Parking
- Sought After Residential Location

DIRECTIONS

From the agents office in Franche Road, proceed in a northerly direction and turn right onto Marlpool Place, follow the road around and turn left at the junction onto Marlpool Lane. Continue along this road and turn left onto Marlpool Close, the property will be seen ahead of you as indicated by the agents for sale board.

LOCATION

This family home is perfectly situated for many local amenities to include the well thought of St Catherine’s Primary School, a local Supermarket, King George V park situated nearby, as well as great access to further surrounding sports clubs, public houses and all on a convenient bus route. Being on the northern outskirts of Kidderminster access to the beautiful North Worcestershire countryside and surrounding popular Villages and Towns such as Wolverley and Bewdley are all nearby.

INTRODUCTION

Originally a four-bedroom property, the current owners have thoughtfully reconfigured the layout, transforming it into a spacious three-bedroom home to better suit their needs. However, this alteration could easily be reversed if desired, allowing future owners the flexibility to restore the property to its original four-bedroom design.

FULL DETAILS

Upon entering, you are welcomed into a practical entrance porch, complete with a convenient downstairs cloakroom.

A glazed door leads you into the generously sized breakfast kitchen, which has been beautifully and thoughtfully refitted. At the heart of the room is a spacious central island, which not only offers ample workspace but also serves as a breakfast bar, perfect for casual dining or entertaining.

The kitchen is equipped with high-quality Howdens cabinetry, featuring an array of wall and floor-mounted units with working surfaces over. There are spaces for a washing machine and tumble dryer and also fitted with a range of integrated appliances, including a slimline Lamona dishwasher, oven and grill, gas hob with an extractor hood above.

Off the kitchen is a further useful and versatile reception room which the present vendors are using as a study.

The living room is generously proportioned offering ample space for a dining table. A door leads into the conservatory, which is a delightful extension of the living space. Equipped with a Fujitsu hot/cold air conditioning unit, the conservatory ensures year-round comfort.

Stairs rise to the first floor to a spacious landing leading to three well-proportioned bedrooms and the family bathroom.

The master bedroom, originally two separate rooms, has been thoughtfully converted by the current vendors into one expansive and luxurious space. This large room boasts dual aspect windows and is complemented by stylish, fitted cabinets and wardrobes that offer plenty of storage.

The two additional bedrooms offer lovely views of the rear garden.

The family bathroom has been tastefully upgraded to a high standard, featuring a contemporary bath with a rainfall shower overhead, as well as a hand-held rainfall showerhead. Sleek glossy vanity unit with an integrated wash hand basin adds a touch of modern elegance, with W.C and heated radiator.

OUTSIDE

The rear garden is fully enclosed with fencing providing a good level of privacy, pedestrian side gate offers convenient access to the front of the property and a timber shed for storage. The garden is low maintenance and features a combination of stone borders, slabs and lawn.

SERVICES

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

The property also benefits from being partially re-wired and having a newly fitted Ideal boiler with annual service record.

Insulated roof/loft space for heating efficiency.

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.

COUNCIL TAX

Band D