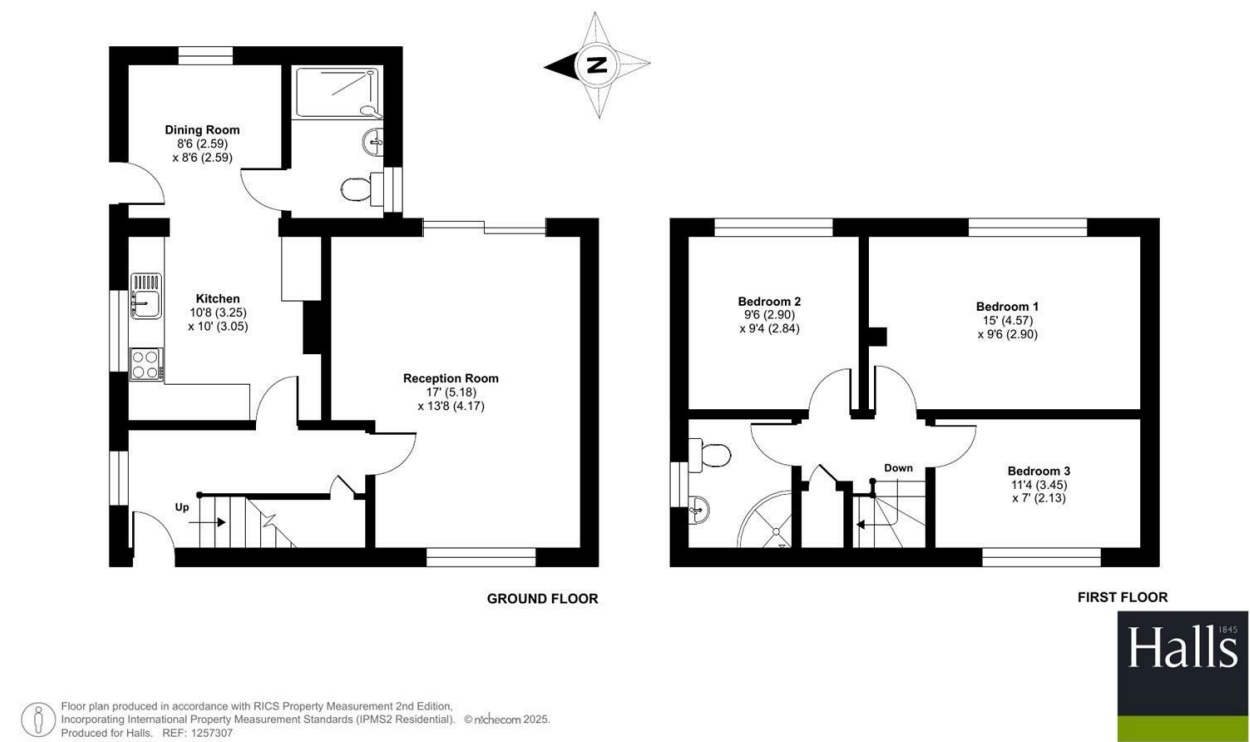


FOR SALE

1 The Firs Close, Kidderminster, DY10 1UF



Approximate Area = 976 sq ft / 90.7 sq m  
For identification only - Not to scale



FOR SALE

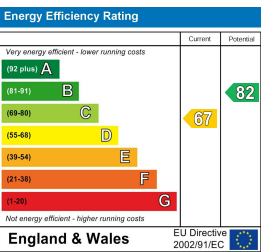
Price £242,500

1 The Firs Close, Kidderminster, DY10 1UF

**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 fabulous and rare opportunity to purchase this well proportioned 3 bedroom semi-detached home in this particularly convenient cul-de-sac location. The property offers plenty of space and further potential and would benefit from some modernisation. There are private gardens, off road parking to the front and a useful garage. Internal Inspection Essential. No Onward Chain



01562 820 880

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



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FOR SALE

Mileage (all distances approximate)  
Worcester 15 miles Birmingham 18 miles Stourbridge 7 miles Bewdley 4.6 miles Chaddesley  
Corbett 4 miles



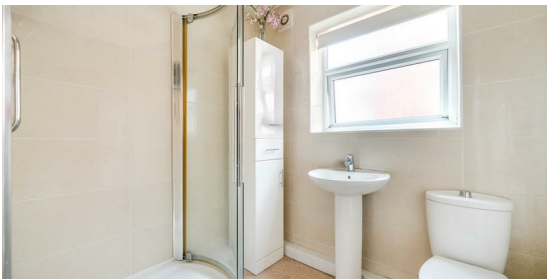
1 Reception  
Room/s



3 Bedroom/s



2 Bath/Shower  
Room/s



- A Lovely, Extended Semi-Detached Family Home
- Quiet & Convenient Location
- 3 Generous Bedrooms
- 2 Shower Rooms (Ground & First Floors)
- Well Proportioned Kitchen Diner & Living Room
- Low Maintenance Private Gardens
- Garage & Parking – Viewing Essential
- Would Benefit from Some Modernisation

DIRECTIONS

From the Railway Station in Kidderminster proceed up Comberton Hill, A448 a short distance and turn right onto The Firs Close where number 1 will be found on the right hand side as indicated by the agents For Sale board.

LOCATION

The Firs Close is ideally placed to access many local shops and amenities along Comberton Hill, including the Railway Station and Kings Charles School and Sixth Form, Kidderminster Golf Club and a short walk form Kidderminster Town Centre. It also has particularly convenient road links through to the popular villages nearby, such as Chaddesley Corbett, Blakedown, Belbroughton and a little further afield to Bromsgrove, Birmingham and Stourbridge. Birmingham is approximately 18 miles and the cathedral city of Worcester approximately 15 miles distant which provides direct rail connections to London, Paddington and Birmingham. There is M5 motorway access via junction 5 at Wychbold and Junctions 6 & 7 to the north and south of Worcester.

INTRODUCTION

A fabulous and rare opportunity to purchase this well proportioned three bedroom semi-detached home in this particularly convenient cul-de-sac location. The property offers plenty of space and further potential and would benefit from some modernisation, with three bedrooms, two shower rooms, kitchen diner and living room. There are private gardens, off road parking to the front and a useful garage. Internal Inspection Essential

FULL DETAILS

Set in this quiet cul-de-sac in the convenient residential location close to the railway station, the property is accessed from The Firs Close via a pitched roof porch to a solid entrance door at the front of the property.

The reception hall has access to the living room and kitchen diner with understairs storage cupboard and staircase to the first floor accommodation.

The living room is well proportioned with dual aspect windows to both front and rear with access into the rear gardens via sliding patio doors. There is a living flame gas fire with brick surround and mantle over.

The kitchen diner is fitted with roll top work surfaces and matching base units and wall mounted gas boiler. There is plenty of dining space to the rear with dual aspect windows to side and rear overlooking the garden.

There is access into the ground floor shower room with tiled shower area and low level close coupled W.C and wall mounted wash hand basin. The shower room is very useful but also offers the potential to be converted into a utility room should it be preferred.

On the first floor there are three good sized bedrooms with UPVC double glazed windows, and a family shower room with matching white suit of glazed corner shower cubicle, a low level W.C and pedestal wash hand basin.

OUTSIDE

Outside to the front is a small lawned fore garden and a brick paved driveway to the front and side of the property. There is side gated access into the rear garden which has a patio laid mainly to lawn with mature hedge and wooden panel fenced borders and a useful garden shed.

There is also a useful garage a few yards away to the end of the cul-de-sac offering additional parking or storage space.

SERVICES

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

FIXTURES & FITTINGS

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

TENURE

Freehold with Vacant Possession upon Completion.

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.