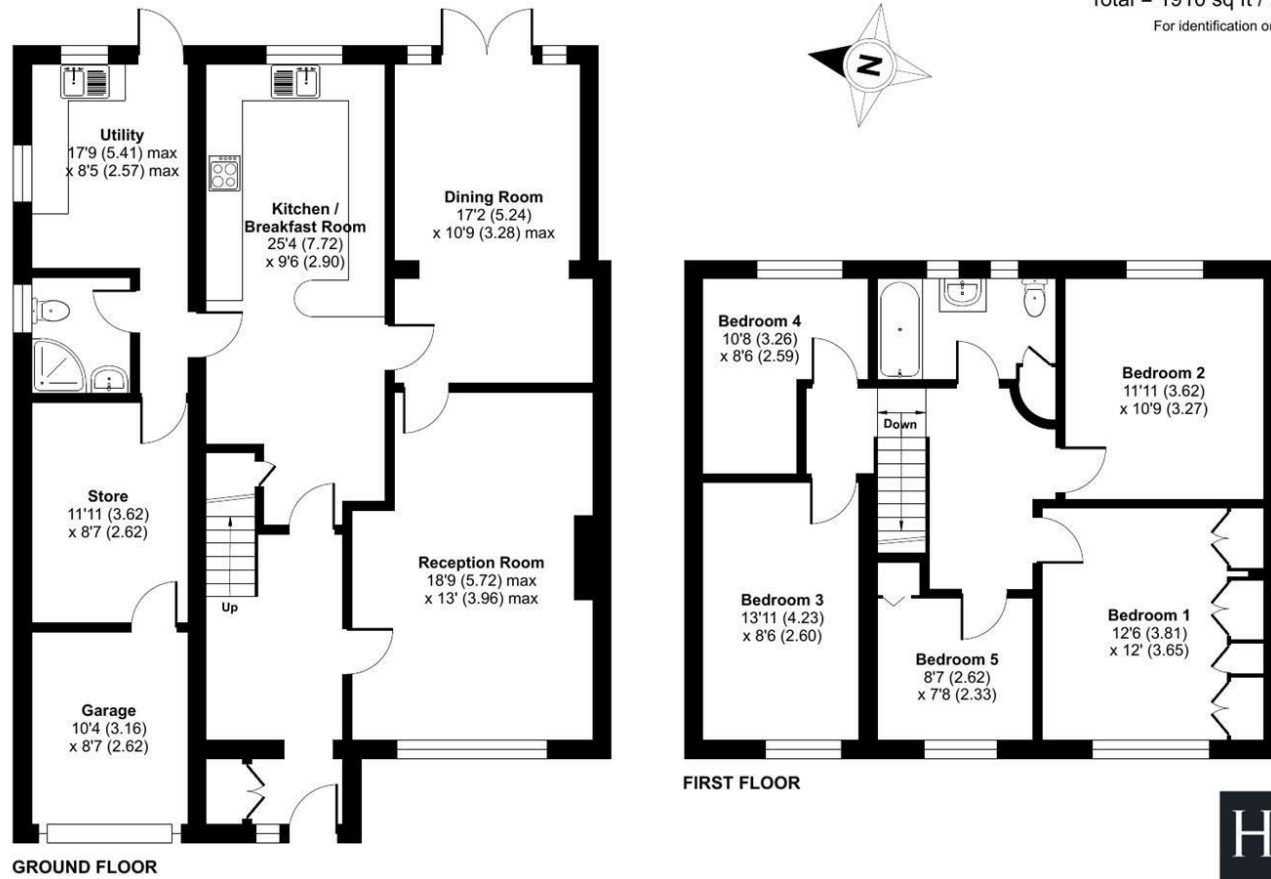


FOR SALE

21 Comberton Avenue, Kidderminster, DY10 3EG



Approximate Area = 1823 sq ft / 169.3 sq m  
Garage = 87 sq ft / 8.1 sq m  
Total = 1910 sq ft / 177.4 sq m  
For identification only - Not to scale



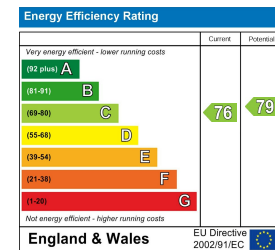
FOR SALE

Offers in the region of £450,000

21 Comberton Avenue, Kidderminster, DY10 3EG

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for Halls. REF: 1458249

Energy Performance Rating



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.



01562 820880

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



A substantial and beautifully presented five-bedroom family home offering versatile accommodation, generous parking and landscaped rear gardens within a sought-after residential setting.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



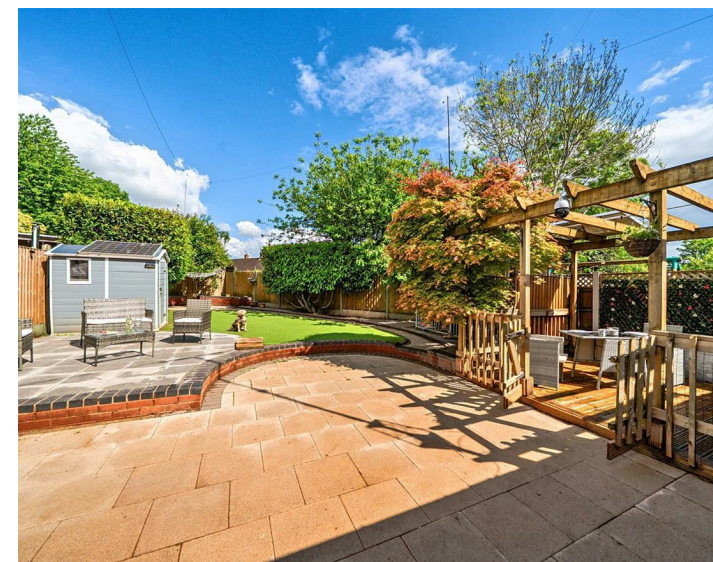
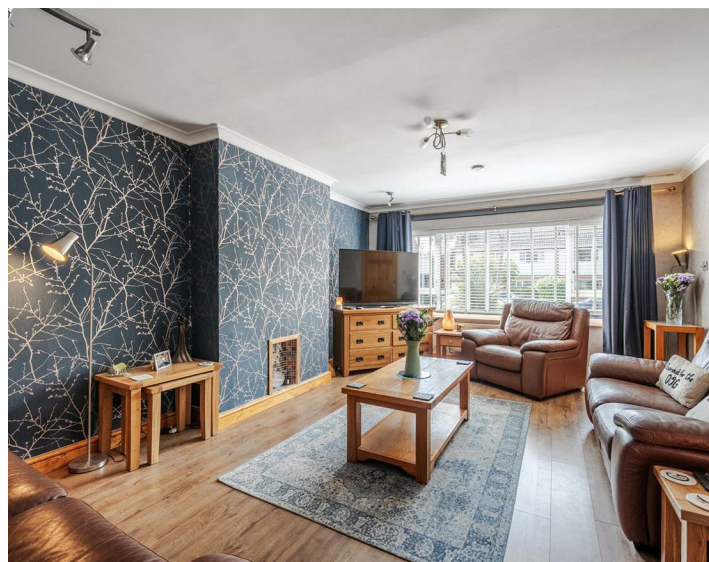
2 Reception Room/s



5 Bedroom/s



2 Bath/Shower Room/s



- Spacious five-bedroom family home
- Versatile accommodation over two floors
- Kitchen/breakfast room and utility room
- Two reception rooms
- Ground floor shower room
- Garage, store and extensive driveway parking
- Landscaped rear garden with entertaining areas

#### DESCRIPTION

Halls are delighted with instructions to offer Comberton Avenue for sale by Private Treaty. This impressive semi-detached family residence offers spacious and adaptable accommodation extending to over 1,800 sq ft, benefitting from five bedrooms, multiple reception areas, a kitchen/breakfast room, utility facilities and beautifully maintained gardens. The property occupies a highly convenient residential position close to reputable schooling and local amenities.

#### SITUATION

Comberton Avenue occupies a convenient and highly regarded residential position within Kidderminster, well placed for access to local amenities, transport links and a wide range of reputable schooling options.

Primary schooling nearby includes St George's Church of England Primary School, Offmore Primary School and Comberton Primary School. Secondary education is available at Holy Trinity School and King Charles I School, together with further options available within the wider Worcestershire area.

#### W3W

///sugars.wonderfully.retain

#### DIRECTIONS

From the agent's office on Franche Road head south towards Proud Cross Ringway, 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 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 1st exit onto Comberton Hill/A448. Continue to follow A448 before turning left onto Borrington Road, then left again onto Comberton Avenue where the property is on your right.

#### SCHOOLING

The area is well served by a range of established schooling options. Local primary provision includes St George's Church of England Primary School, Offmore Primary School and Comberton Primary School, together with other nearby village primaries. Secondary and all-through education is available at Holy Trinity School (4-18) and King Charles I School (11-18), with additional options in the wider Kidderminster area and independent schooling available nearby.

#### PROPERTY

This family home offers exceptionally well-balanced accommodation throughout, ideal for growing families and multi-generational living alike.

The property is approached via a welcoming entrance hallway providing access to the principal ground floor accommodation. The main reception room enjoys generous proportions together with excellent natural light and a pleasant outlook to the front elevation, creating a superb everyday living space. A separate dining room provides excellent versatility for entertaining and family dining, whilst the adjoining kitchen/breakfast room is fitted with a comprehensive range of wall and base units together with ample preparation space.

Further enhancing the practicality of the property is a useful utility room together and a ground floor shower room, making the layout particularly well suited for busy family life.

To the first floor are five well-proportioned bedrooms offering flexibility for family accommodation, guest rooms or home office use.

The bedrooms are served by family bath/shower room facilities, with the overall layout offering excellent versatility and adaptability.

#### OUTSIDE

Externally, the property enjoys beautifully maintained rear gardens designed with both practicality and entertaining in mind. The gardens incorporate paved patio seating areas, shaped lawn sections and established borders together with mature planting creating an attractive and private outdoor environment.

A timber pergola and entertaining space provide an excellent setting for outdoor dining and summer gatherings, whilst the overall garden layout offers excellent family enjoyment throughout the seasons.

To the front of the property is an extensive block paved driveway providing ample off-road parking for several vehicles together with access to the garage and additional store areas.

#### 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.

#### 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 D 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.