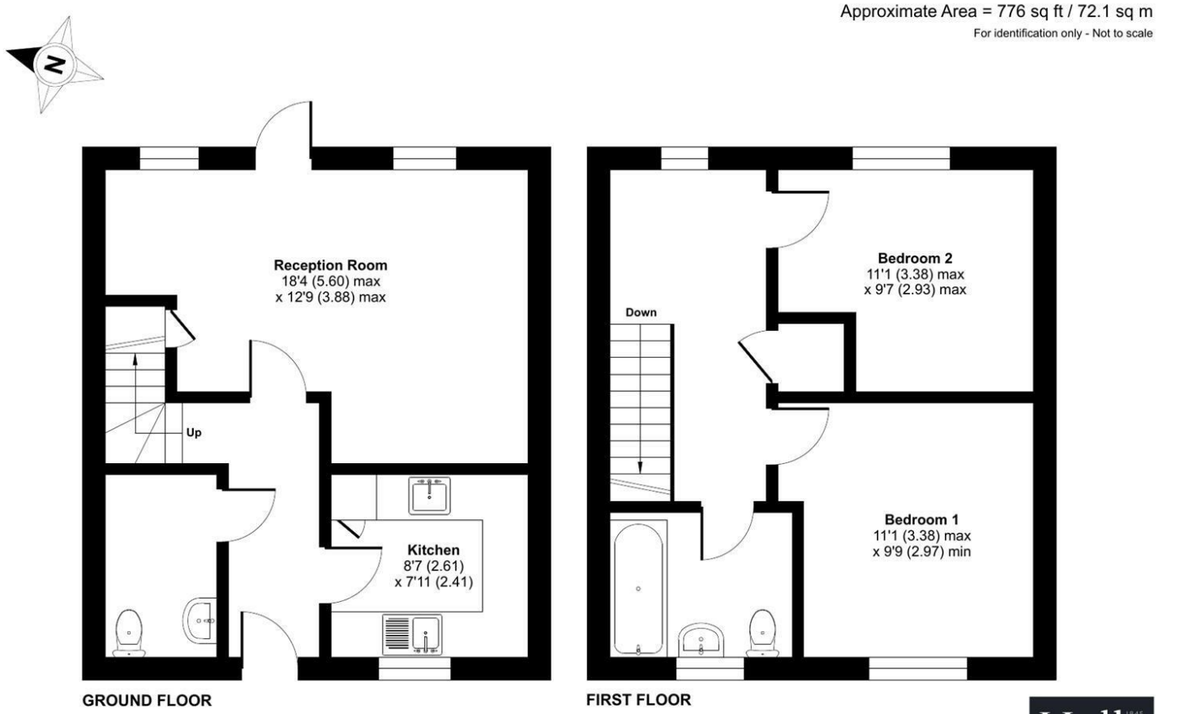
FOR SALE

9 Mike Oborski Close, Kidderminster, DY10 3EB

Approximate Area = 776 sq ft / 72.1 sq m

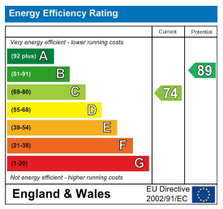
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1500053

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



01562 820880

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

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FOR SALE

Offers in the region of £190,000

9 Mike Oborski Close, Kidderminster, DY10 3EB

A two-bedroom modern home offering stylish accommodation, private rear garden and off-road parking, ideally situated within easy reach of Kidderminster town centre and excellent transport links.

FOR SALE

1 Reception Room/s

2 Bedroom/s

1 Bath/Shower Room/s

- **No onward chain**
- **Two-bedroom mid-terraced home**
- **Spacious and light-filled living room with garden access**
- **Off-road parking**
- **Enclosed low-maintenance rear garden**
- **Ideal for first-time buyers or investors**

Halls are delighted with instructions to offer Mike Oborski Close for sale by Private Treaty.

This attractive modern home provides well-planned accommodation, combining comfortable living space with two generous bedrooms, private gardens and off-street parking.

The property is perfectly suited to first-time buyers, downsizers or investors seeking a low-maintenance home in a convenient residential location.

SITUATION
Mike Oborski Close forms part of a popular modern residential development on the eastern side of Kidderminster.

The property enjoys convenient access to the town centre, a wide range of shopping and leisure facilities, supermarkets, restaurants and public transport links.

Excellent road connections provide straightforward access towards Worcester, Bromsgrove, Stourbridge and Birmingham, whilst Kidderminster Railway Station offers regular services for commuters.

A selection of highly regarded primary and secondary schools are also close by, making this an appealing location for a variety of purchasers.

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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 taking the first exit at the mini roundabout onto Tennyson Way.

Turn right onto Gray Close before turning left onto Mike Oborski Close, where the property is on your right.

SCHOOLING
The property is well placed for a range of highly regarded educational facilities.

Nearby primary schools include Offmore Primary School and Comberton Primary School, St George's C.E. Primary School, whilst secondary education is available at Holy Trinity School and King Charles I School.

A selection of independent schools can also be found within easy reach of Kidderminster.

PROPERTY
The accommodation is entered via an entrance hall with useful ground floor cloakroom and staircase rising to the first floor.

The fitted kitchen is positioned to the front of the property and offers an excellent range of wall and base units with complementary work surfaces, integrated oven with gas hob and space for further appliances.

To the rear, the reception room is a bright and inviting living space, benefiting from excellent natural light and a single glass door opening directly onto the rear garden. There is ample room for both comfortable seating and dining, creating an ideal environment for everyday living as well as entertaining family and friends.

To the first floor are two generously proportioned double bedrooms, offering versatile accommodation for a variety of needs.

Completing the accommodation is the modern family bathroom, fitted with a white suite comprising panelled bath with shower over, wash hand basin and WC.

OUTSIDE
To the front, the property benefits from off-road parking together with an attractive frontage requiring minimal maintenance.

The enclosed rear garden has been designed for ease of upkeep whilst still providing an enjoyable outdoor space.

A paved seating area adjoins the rear of the property, ideal for al fresco dining and entertaining, whilst the remainder is laid to artificial lawn with fenced boundaries creating an excellent degree of privacy.

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 B 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