



3 Comberton Avenue

KIDDERMINSTER, WORCESTERSHIRE DY10 3EQ

David Jones
The **North Worcestershire** Property Expert





A traditional 1930s detached family home with great proportions & large rear garden. Four double bedrooms, bathroom + en-suite, two large reception rooms, 18' kitchen + utility, tandem garage and further detached double garage/ workshop.

Property at a glance

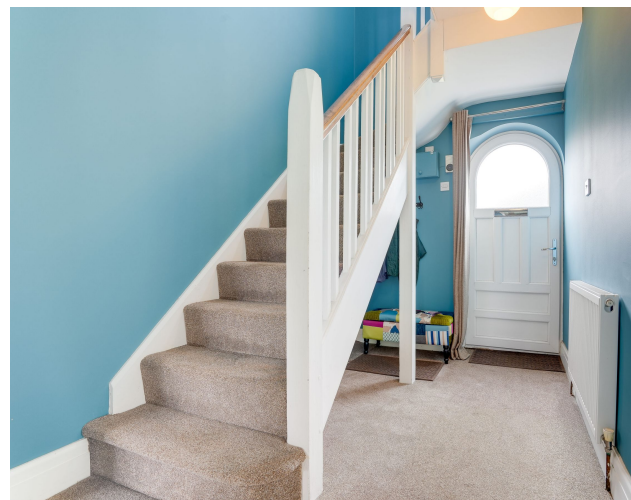
Situated in a desirable neighbourhood within walking distance of local schools and the railway station, this particularly well-proportioned 1930s detached house makes an ideal family home.

Boasting excellent room sizes throughout, the accommodation retains a number of authentic 1930s period features including original internal doors, picture rails & tiled fireplaces, whilst energy efficiency is better than expected thanks to the external wall insulation.

The superb rear lounge (18'8" x 15'4") features a log burner and patio doors looking out over the large rear garden, whilst the bay-fronted dining room includes a splendid feature fireplace.

The extended kitchen provides a good range of modern white/cream handleless wall & base cabinets, wood effect work surfaces and integral appliances to include electric oven and gas hob plus space for freestanding fridge/ freezer and dishwasher.

At one end of the kitchen two doors open to reveal a utility room with space for washing machine and a guest cloakroom with wc & hand basin.





To the first floor there are three double bedrooms plus a family bathroom, whilst the loft conversion provides a fourth double bedroom complete with en-suite shower room.

Outside, there are two separate tarmac driveway parking areas, whilst the side tandem garage also benefits from a rear vehicular exit door, allowing drive-through access to the rear garden where there is a larger 23' x 14' detached double garage/ workshop with an inspection pit.

This is ideal for the classic car enthusiast, and also ideal for conversion to a home office, games room or garden room.

The rear garden extends to over 60ft in length, with a block paved patio area, level lawn and outbuildings to include greenhouse, substantial wooden shed and useful covered storage area.

The property is available with no upward chain and viewing is highly recommended.



The Agent's View

"This is a traditional family home with excellent room proportions, generous gardens, and a great location close to schools and the railway station....."

The Seller's View

"We have loved being a part of the Comberton Avenue community. Like many of our neighbours, we have lived here for over 25 years - it's an area where people want to stay!"

We will miss the friends and family gatherings, from summer barbecues in the garden, to long summer evenings, entertaining in the dining room with the last of the day's sun shining through the bay window and the winter evenings gathered around the log burner in the cosy living room.

We will be sad to leave (and if we could take the house and our neighbours with us we would!) but it is time for the house to have a new family, making their own precious memories."



Tenure:
Freehold

Local Authority:
Wyre Forest District Council

Council Tax:
Band E * subject to review upon sale due to improvements made

Services:
Mains gas, electricity, water, drainage

Heating:
Gas-fired central heating

Glazing:
Upvc double glazed

Broadband:
Ultrafast available (Ofcom)

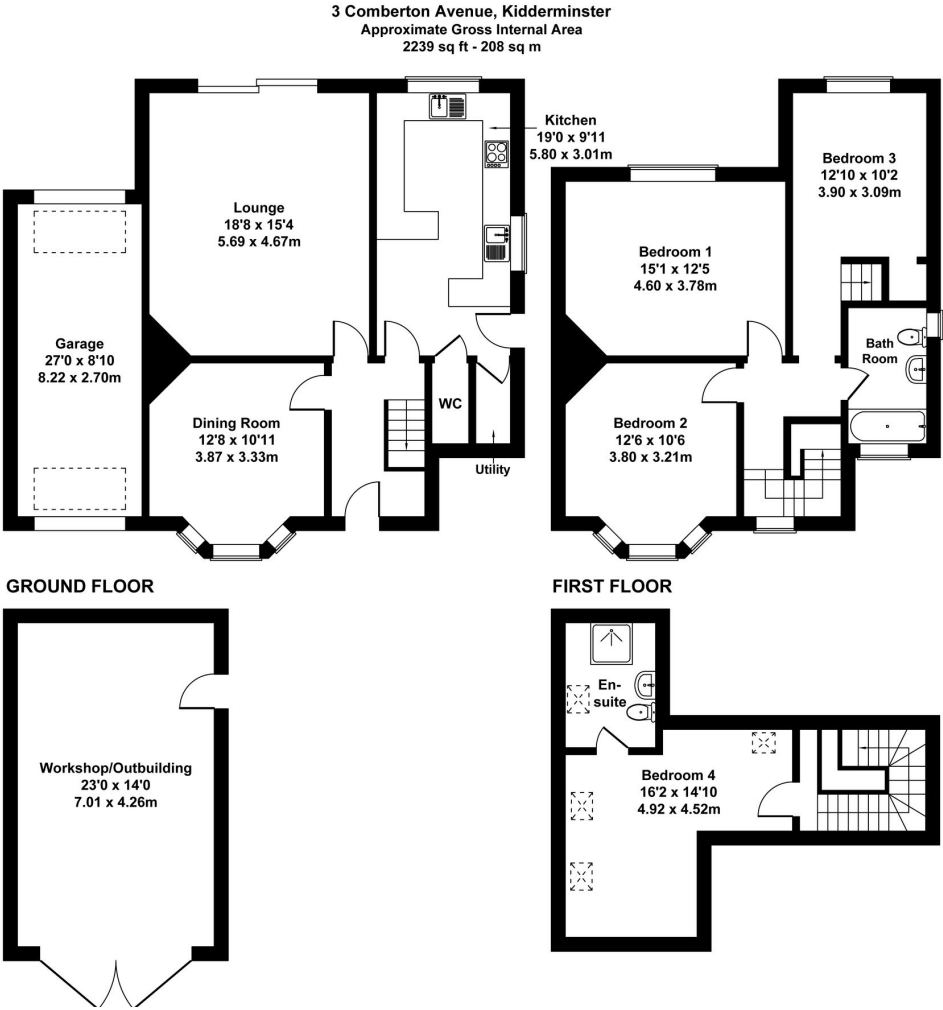
Mobile:
Good outdoors (Ofcom)

Estate Agent Contact Details
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Amenities/Distances

- Comberton Primary School 0.1 mile
- King Charles I High School 0.4 mile
- Kidderminster Railway Station 0.6 mile
- Stanmore House Doctors Surgery 0.8 mile
- Town Centre Retail Parks 1.5 miles
- Motorway (M5 j6) 14 miles
- Worcester City Centre 14 miles
- Birmingham City Centre 17 miles
- Birmngham Airport 24 miles

AGENTS NOTES
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	66 D
39-54	E		
21-38	F		
1-20	G		

About the **Area**

Kidderminster

The largest of the three towns in the Wyre Forest District of North Worcestershire, Kidderminster lies 17 miles south-west of Birmingham and 15 miles north of Worcester, with a main railway line connecting to both of these cities.

As the main retail hub of the district, Kidderminster has a number of shopping centres including the Swan Centre, the Rowland Hill Centre, Crossley Retail Park and Weaver's Wharf Retail Park which is set around the beautifully restored Slingfield Mill.

The River Stour and Staffordshire & Worcestershire Canal both run through the town centre on their way to join the River Severn at Stourport, with much of the recent redevelopment of the town centre quite rightly recognising the value of these waterways and increasing their prominence, such as at Riverside Walk next to Weavers Wharf, where a number of pavement cafés, restaurants and bars sit alongside the riverbank.

Local attractions include the restored Severn Valley Railway running between Kidderminster and Bridgnorth, and the West Midlands Safari Park close to the Georgian riverside town of Bewdley.

Worcestershire

A county of changing landscapes where you can easily escape to the country whilst remaining within easy travelling distance of Birmingham and the West Midlands conurbation, with good access to the motorway network. North of Worcester the River Severn meanders on towards the Wyre Forest and Severn Valley, where the north-west tip of the county gives way to rural Shropshire amidst the most glorious and unspoilt countryside.



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“We would like to say how much we have appreciated your tireless work on our behalf. It is becoming a rarity to find someone who is so diligent, professional and compassionate. We will recommend you to anyone looking for a fabulous estate agent.”

Mr B Gittins



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