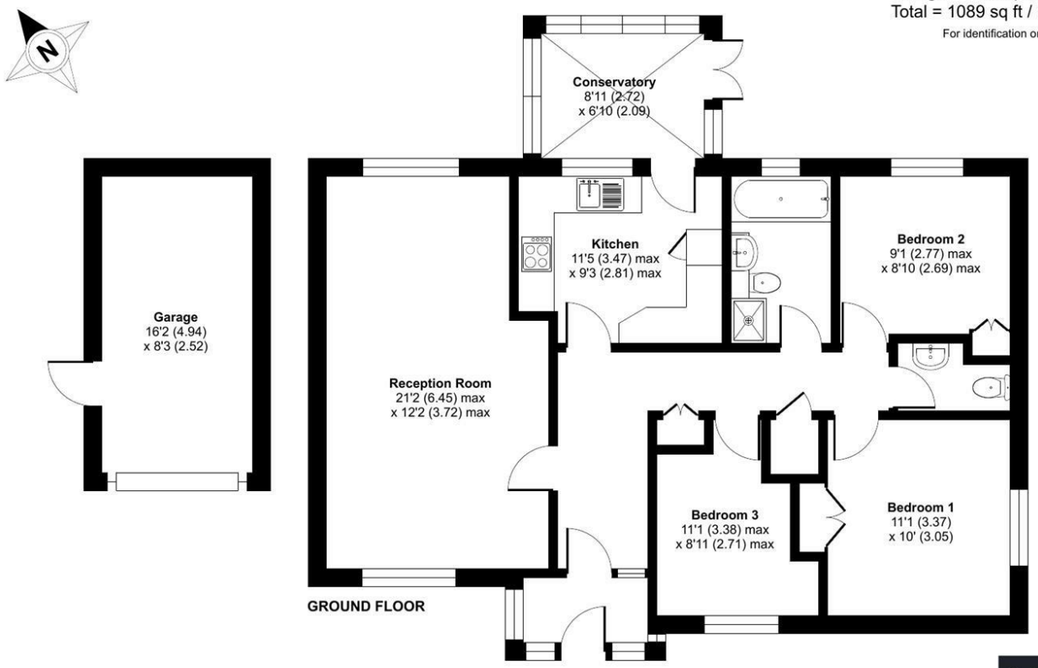
FOR SALE

## 2 Merlin Drive, Kidderminster, DY10 4AQ

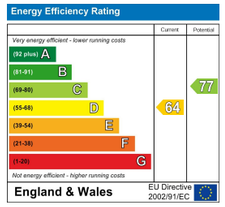
Approximate Area = 955 sq ft / 88.7 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 1089 sq ft / 101.1 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1452610

**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 £385,000

## 2 Merlin Drive, Kidderminster, DY10 4AQ

A well-presented three-bedroom detached bungalow on a corner plot offering spacious single-storey living, private gardens, detached garage and parking, set within a sought-after Kidderminster location.

FOR SALE

2 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

- **Detached three-bedroom corner plot bungalow**
- **Beautifully presented throughout**
- **Spacious reception room and conservatory**
- **Private and well-maintained rear garden**
- **Detached Garage and driveway parking**
- **Sought-after residential location**
- **No Onward chain**

## DESCRIPTION

Halls are delighted with instructions to offer Merlin Drive for sale by Private Treaty.

A well maintained three-bedroom detached bungalow on a corner plot providing generous single-storey accommodation, private gardens, garage and parking, situated in a highly sought-after area of Kidderminster, benefitting from No onward chain.

## SITUATION

The property is conveniently located within a sought-after residential area of Kidderminster, offering easy access to a wide range of local amenities including shops, supermarkets, cafés and leisure facilities.

Kidderminster town centre is within easy reach, together with excellent transport links via the A448 and A449 providing access to Worcester, Birmingham and the wider motorway network.

## W3W

///certified.voices.undulation

## DIRECTIONS

From the agent's office on Franche Road, head south, taking the third exit onto Proud Cross Ringway and then the first exit onto Park Butts Ringway. Take the second exit at the next roundabout onto St George's Ringway and then the second exit at the next roundabout onto The Ringway. Take the first exit at the roundabout onto Comberton Hill/A448 and continue until the next roundabout, taking the third exit onto Spennells Valley Road. Take the first left onto Mallard Avenue before turning left onto Merlin Drive, where the property is on your right.

## SCHOOLING

An excellent range of highly regarded primary and secondary schools nearby. For primary education, popular options include Comberton Primary School, together with Heronswood Primary School and Offmore Primary School, all serving the local Kidderminster area.

For secondary schooling, King Charles I School and Sixth Form Centre is a particularly popular and convenient choice, located around 0.6 miles away, with further strong options including Holy Trinity School and Baxter College. Independent schooling is also available nearby at Heathfield Knoll School.

This makes the location ideal for families seeking access to well-regarded schooling across all age groups.

## PROPERTY

A well-maintained three-bedroom detached bungalow, ideally situated within a popular and well-established residential area of Kidderminster. Offering spacious and well-balanced single-storey accommodation, the property is perfectly suited to downsizers, families, or those seeking comfortable and versatile living.

The accommodation comprises a welcoming reception room filled with natural light, a well-appointed fitted kitchen, conservatory enjoying views over the garden, three well-proportioned bedrooms, and a main bathroom and separate cloakroom. The layout provides excellent flexibility for both everyday living and entertaining.

Finished to a good standard throughout, the property offers a ready-to-move-into home with scope for personalisation if desired.

## OUTSIDE

Externally, the property benefits from a driveway providing off-road parking and access to the detached garage. The front garden is attractively presented, enhancing the property's kerb appeal.

To the rear, there is a beautifully maintained and private garden, mainly laid to lawn with established shrubs and borders, along with a patio seating area ideal for outdoor dining and relaxation.

## 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 £36 (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