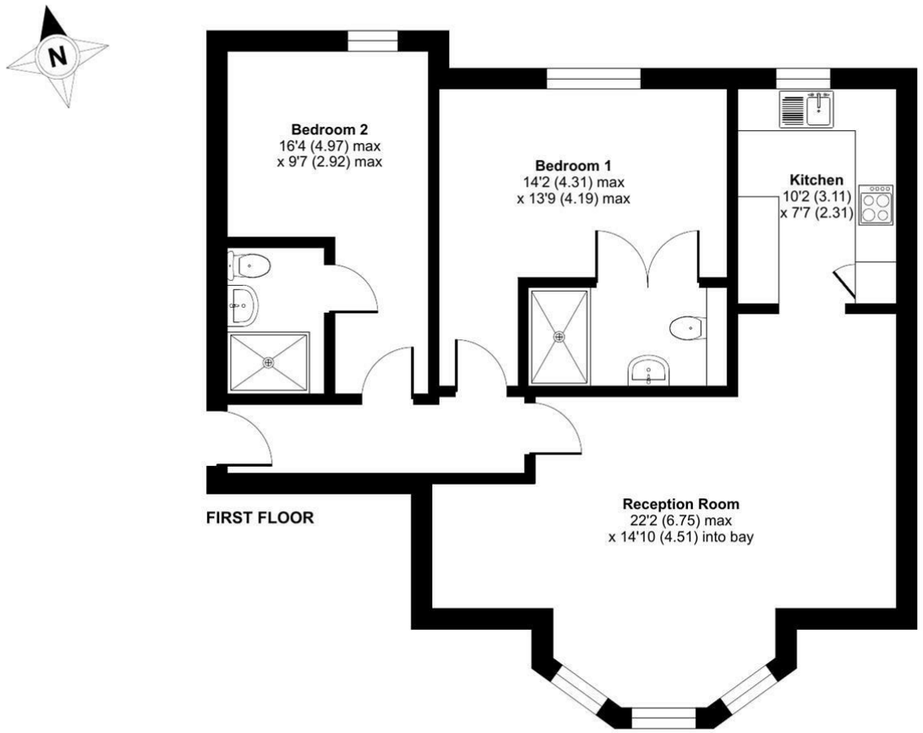
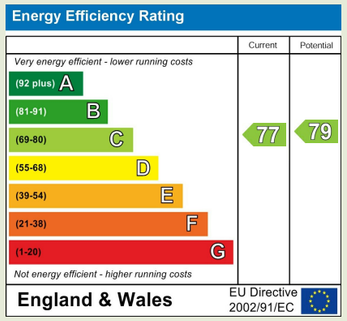
Approximate Area = 785 sq ft / 72.9 sq m

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: 1454685



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

KIDDERMINSTER SALES

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

01562 820880 kidderminster@hallsgb.com

www.hallsgb.com

IMPORTANT INFORMATION - 1. These particulars have been prepared in good faith to provide a fair overview of the property. Please request clarification of any matters important to your decision. **2.** No warranty is given regarding the property's structural condition or the working order of services, appliances, equipment or facilities, which have not been tested unless stated otherwise. Purchasers should arrange appropriate inspections and surveys. **3.** Photographs show selected areas only. Contents shown may not be included, and the property's appearance may have changed. No assumptions should be made about areas not photographed. **4.** All measurements, areas, aspects and distances are approximate and provided for guidance. Purchasers should verify any measurements critical to their requirements. **5.** Photographs, images, videos and other marketing materials may be digitally created or enhanced, including using artificial intelligence (AI). Such materials are illustrative and may not show the property exactly as it appears. Purchasers should verify details through inspection and enquiries. **6.** References to planning permissions or potential uses are provided in good faith. Purchasers should independently verify their accuracy and suitability with the relevant authorities before purchase. **7.** Descriptive opinions are given in good faith and should not be treated as guarantees. Purchasers should make appropriate enquiries to establish whether the property meets their requirements. **8.** Anti-Money Laundering (AML) checks are required by law. Halls Holdings Ltd charges £36 (including VAT) per purchaser for these checks. **9.** Halls Holdings Ltd may receive referral fees or commissions for introducing third-party services, including financial services, surveyors, solicitors and tradespeople. Such arrangements are disclosed in accordance with legal and regulatory requirements. Referral fees do not increase the cost of these services to you. For details, contact Halls Holdings LTD on 01743 450700.

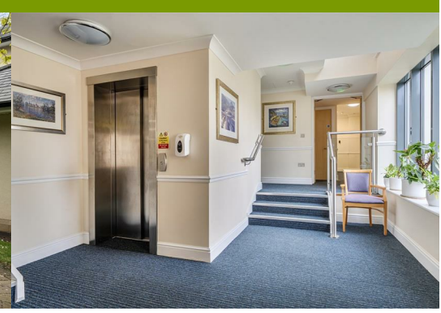


FLAT 8 SANDALWOOD 25 COMBERTON ROAD

| KIDDERMINSTER | | DY10 3DL







Attractive two-bedroom apartment for over 65's set within a Grade II listed building, offering spacious accommodation in a convenient Kidderminster location.

Offers in the region of £125,000



1 2 2 C

- **Two-bedroom apartment for Over 65's**
- **Set within a Grade II listed building**
- **Spacious reception room**
- **Well-presented throughout**
- **Communal grounds and parking**
- **Convenient Kidderminster location**

DESCRIPTION

Halls are delighted with instructions to offer Comberton Road for sale by Private Treaty.

A charming two-bedroom apartment for over 65's within a Grade II listed building, providing generous accommodation in a well-connected Kidderminster location.

SITUATION

The property is conveniently located on Comberton Road, offering excellent access to Kidderminster town centre and a wide range of amenities including shops, supermarkets, cafés and leisure facilities.

The area also benefits from strong transport links via the A448 and A449, providing access to Worcester, Birmingham and the wider motorway network.

W3W

///parent.wing.lots



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 and the property will be on your left.

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

A well-presented and generously proportioned two-bedroom apartment for over 65's, forming part of an attractive Grade II listed building.

Offering character and charm alongside practical modern living.

The accommodation comprises a spacious reception room with ample natural light, a fitted kitchen, two well-proportioned bedrooms and bathroom facilities. The layout provides comfortable and versatile living space, complemented by the character of the building.

The property benefits from a pleasant communal setting and convenient access to local amenities and transport links.

OUTSIDE

The property enjoys well-maintained communal grounds surrounding the building, providing attractive outdoor space for residents.

There is allocated and visitor parking available within the development.

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 Leasehold with vacant possession upon completion.

Lease runs until 31December 2107.

Service Charge £460 pcm includes water and gas.

Ground rent £250 annual, paid April & September at £125.

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 C 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