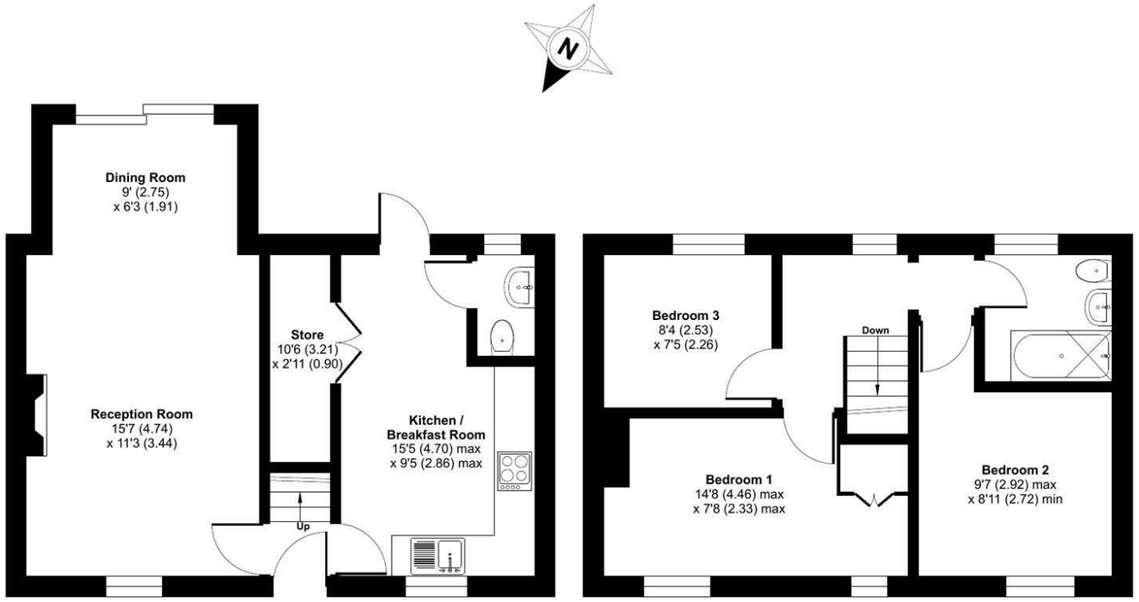
FOR SALE

40 Marlpool Place, Kidderminster, DY11 5BA

Approximate Area = 822 sq ft / 76.4 sq m

For identification only - Not to scale



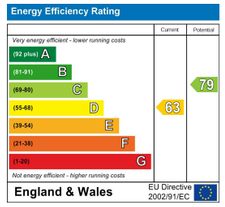
GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1407820

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 £235,000

40 Marlpool Place, Kidderminster, DY11 5BA

A well-presented and spacious three-bedroom family home, benefiting from a generous rear garden and extensive driveway parking, situated in a convenient residential position within Kidderminster. The property offers bright and well-arranged accommodation ideally suited to family living.

FOR SALE

1 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

- **Well-presented three-bedroom family home**
- **Modern kitchen**
- **Generous rear garden**
- **Extensive driveway with ample off-road parking**
- **Spacious reception room and dining area**
- **Bright and spacious living accommodation**

DESCRIPTION

Halls are delighted with instructions to offer Marlpool Place for sale by Private Treaty.

A well-presented and spacious three-bedroom family home, benefiting from a generous rear garden and extensive driveway parking, situated in a convenient residential position within Kidderminster. The property offers bright and well-arranged accommodation ideally suited to family living.

SITUATION

The property occupies a convenient and established residential setting within Kidderminster, providing access to a range of everyday amenities including supermarkets, independent shops, leisure facilities and public transport links. The town centre is within easy reach, together with good road connections to the surrounding areas.

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DIRECTIONS

From the agent's office on the Franche Road head in a Northerly direction after a short distance turn right onto Marlpool Place following the one way system round where you will find the property on the left hand side.

SCHOOLING

The area is served by a range of well-regarded schools including St Catherine's CE Primary School, Franche Community Primary School, C of E Secondary School and Baxter College. Independent schooling is available at Heathfield Knoll School in Wolverley, providing education from nursery through to sixth form.

THE PROPERTY

The accommodation is arranged over two floors.

Ground Floor

A welcoming entrance leads through to a spacious reception room, providing an excellent living and entertaining space. A dining area offers further versatility and overlooks the rear garden.

The modern kitchen is fitted with a range of contemporary units and work surfaces, providing ample storage and workspace.

First Floor

To the first floor are three well-proportioned bedrooms together with a family bathroom, all arranged around a central landing.

The property is light and well maintained throughout, creating a home ready for immediate occupation.

OUTSIDE

To the front, an extensive driveway provides ample off-road parking for a number of vehicles.

To the rear, the property benefits from a generous garden, predominantly laid to lawn, offering excellent outdoor space for families, entertaining or gardening enthusiasts.

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 A 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