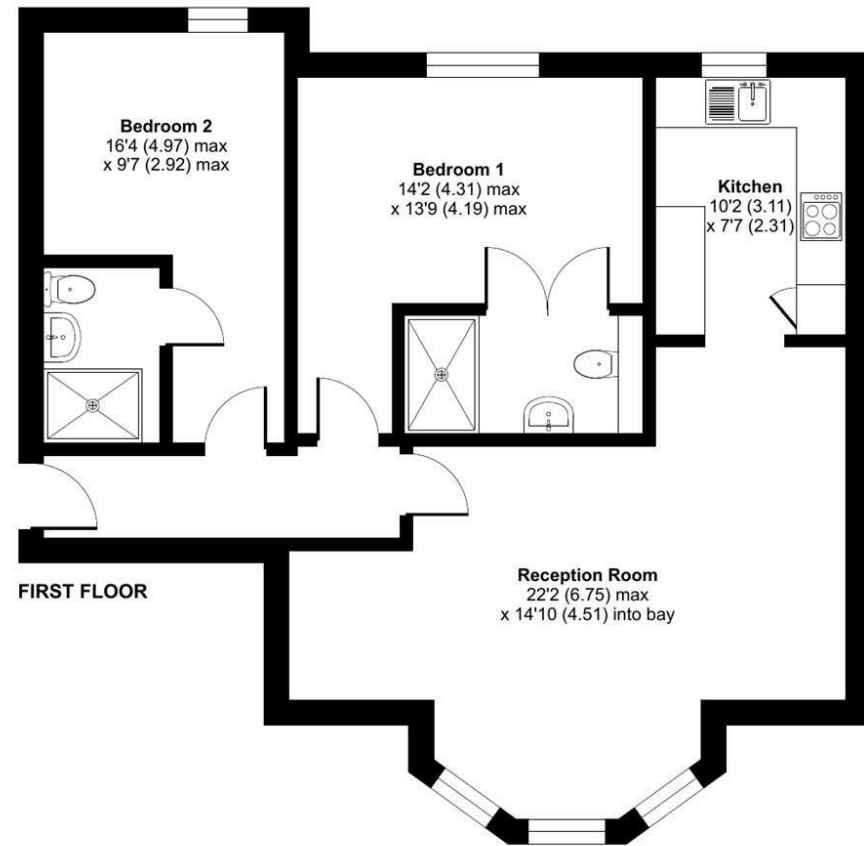


FOR SALE

Flat 8 Sandalwood, 25 Comberton Road, Kidderminster, DY10 3DL



Approximate Area = 785 sq ft / 72.9 sq m  
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nXchem 2026. Produced for Halls. REF: 1454685



FOR SALE

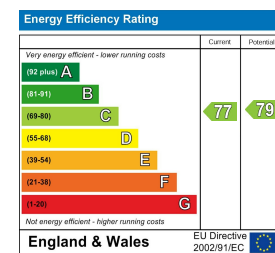
Offers in the region of £150,000

Flat 8 Sandalwood, 25 Comberton Road, Kidderminster, DY10 3DL

**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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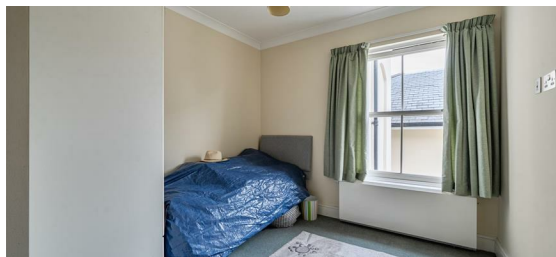
1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- 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/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 31 December 2017.

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 £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