

3 Comberton Hall Lodge Barnetts Close, Kidderminster, DY10 3DD

Offers In The Region Of £250,000







WALTON & HIPKISS

3 Comberton Hall Lodge
Barnetts Close
Kidderminster
DY10 3DD

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Lounge/dining
25'11" (max) x 14'1" (max)
This spacious lounge and dining area benefits from generous proportions, measuring up to 25'11" by 14'1". It is filled with natural light from multiple windows and features a neutral carpet and ceiling cornicing, creating a welcoming and versatile space for relaxing or entertaining. The room flows seamlessly into the kitchen, enhancing the open-plan feel.

Kitchen
9'9" (max) x 7'5" (max)
The kitchen is equipped with a range of cream cabinetry accented by wood-effect work surfaces and a tiled splashback with decorative insets. It features integrated appliances including an oven and hob, as well as under-cabinet lighting and tiled flooring that adds to the practical and stylish design. The kitchen connects directly to the lounge/dining area, making it ideal for modern living.

Bedroom 1
11'10" (max) x 11'4" (max)
Bedroom 1 is a comfortable double room offering ample space with fitted wardrobes that include mirrored doors, providing excellent storage solutions. The neutral décor and carpet create a calm atmosphere, complemented by natural light from the window. It benefits from an en suite shower room, adding a degree of luxury and convenience.

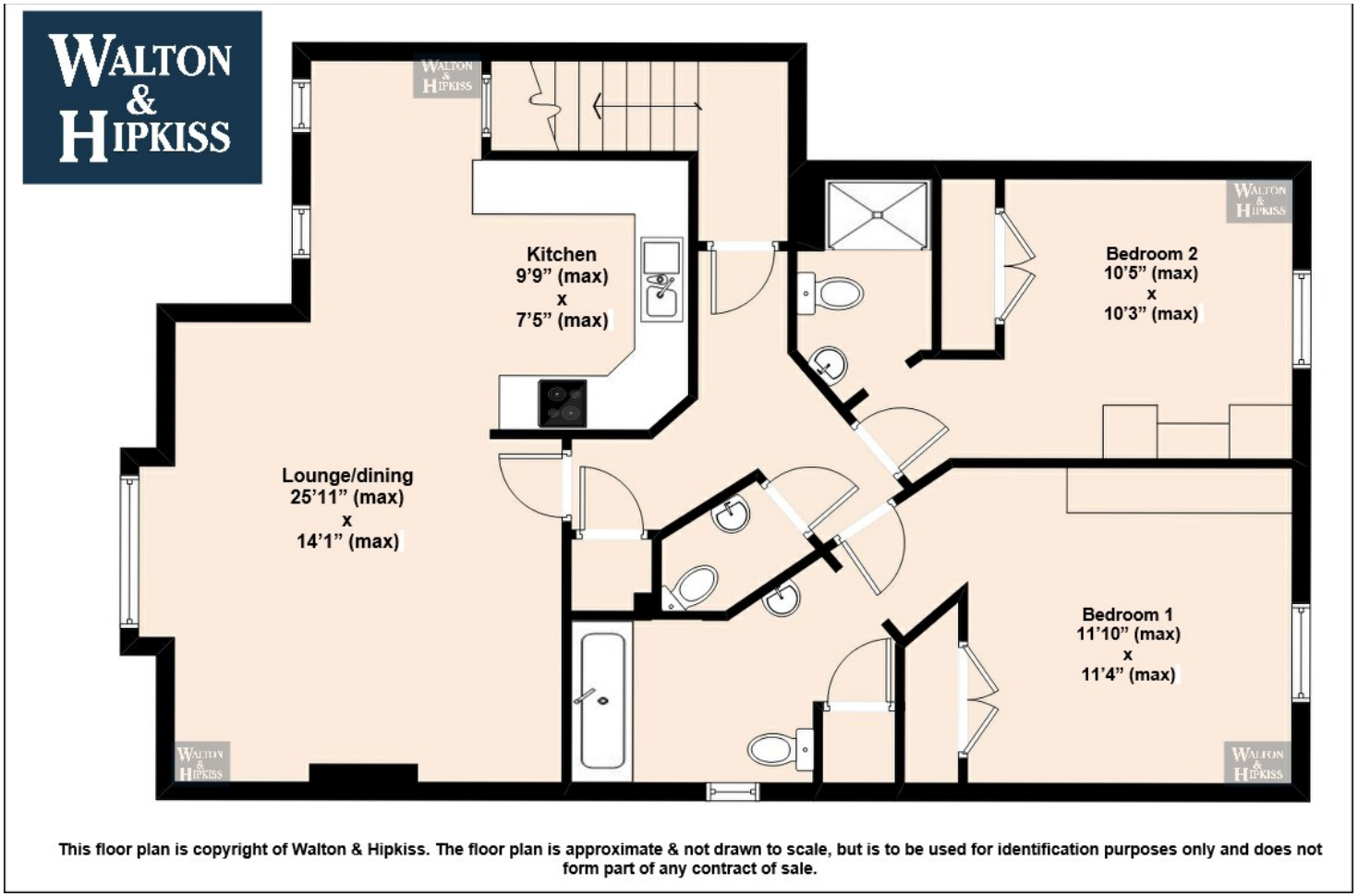
Bedroom 2
10'5" (max) x 10'3" (max)
Bedroom 2 is another bright and well-proportioned double room featuring fitted wardrobes and a window that looks out onto the surrounding area. The neutral carpet and walls provide a blank canvas, allowing new occupants to easily personalise the space to their taste. This bedroom further boasts its own en-suite shower room.

Anti-Money Laundering Regulations
In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to conduct these checks securely on our behalf.
Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.
A non-refundable fee of £50 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards. Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction. Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.









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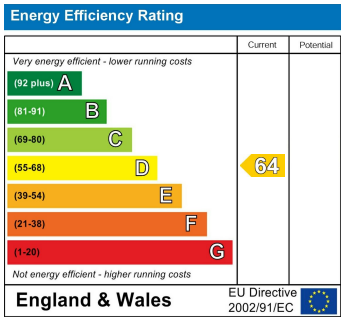
All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.



EPC Rating: D
Council Tax Band: D

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