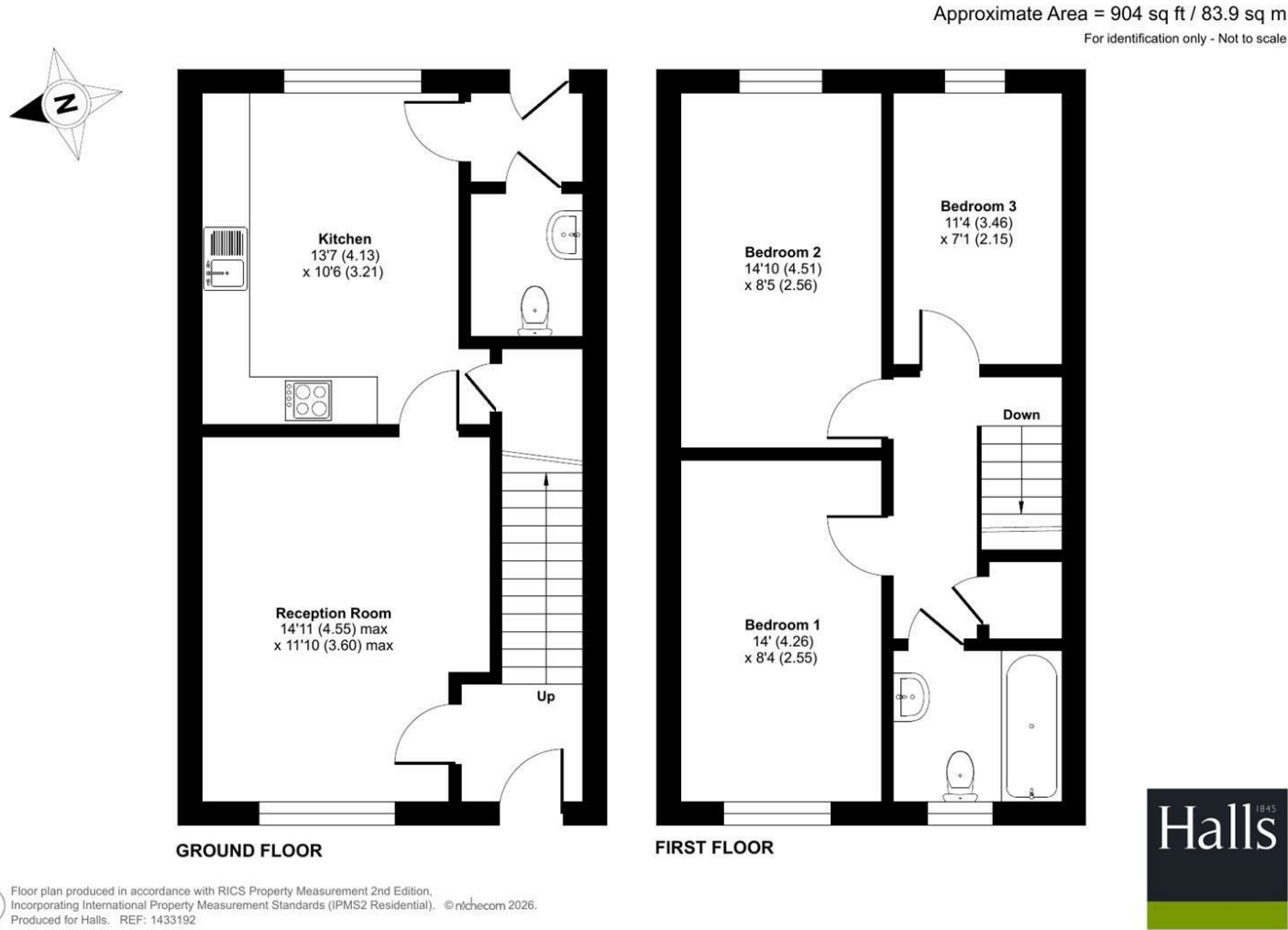
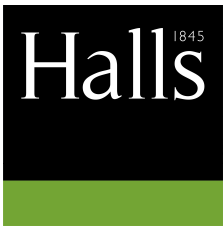


FOR SALE

19 College Walk, Kidderminster, DY10 1PL



FOR SALE

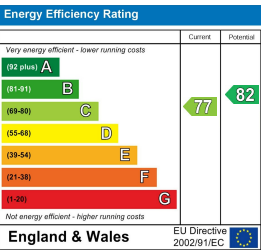
Offers in the region of £85,000

19 College Walk, Kidderminster, DY10 1PL

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



A well-proportioned three-bedroom semi-detached home offered on a 40% shared ownership basis, providing excellent value for first-time buyers with spacious accommodation and a convenient location.



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- 40% shared ownership opportunity
- Three-bedroom semi-detached home
- Spacious reception room
- Well-sized kitchen
- Generous rear garden
- Ideal first-time purchase
- Popular residential location
- Close to local amenities and schooling

DESCRIPTION

Halls are delighted with instructions to offer College Walk ownership is for 40% share for sale by Private Treaty.

A fantastic opportunity to acquire a spacious three-bedroom home on a shared ownership basis, offering generous accommodation, private garden and excellent access to local amenities and transport links.

SITUATION

The property is situated within a well-established residential area of Kidderminster, offering convenient access to a wide range of local amenities including shops, schools and transport links.

The town centre is easily accessible, together with road connections to Worcester, Birmingham and the wider motorway network.

W3W

///loves.vets.gladiators

DIRECTIONS

From the agent's office on the Franche Road head in a southerly direction, 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 St Georges Ringway/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 on Hoo Rd. Drive to College Walk.

SCHOOLING

The property is well placed for a wide range of schooling options within the Kidderminster area, with both primary and secondary provision close at hand. Primary education is available at St George's Church of England School, Offmore Primary School, Comberton Primary School and St Oswald's CofE Primary School, all offering well-regarded local provision. Secondary education is available at King Charles I School and Sixth Form Centre, together with the all-through Holy Trinity School, both providing education from secondary level through to sixth form.

Further options within the wider area include Wolverley Church of England Secondary School, together with independent schooling at Heathfield Knoll School in nearby Wolverley, and specialist provision at Wyre Forest School.

THE PROPERTY

Halls are delighted to offer this three-bedroom semi-detached property for sale by private treaty on a 40% shared ownership basis, presenting an excellent opportunity for those looking to step onto the property ladder.

The accommodation comprises a spacious reception room providing a comfortable living space, together with a well-proportioned kitchen fitted with a range of base and wall units and space for appliances. A downstairs cloakroom is located off the kitchen.

To the first floor, the property offers three bedrooms, including two well-sized doubles and a further single bedroom, providing flexibility for family living, a home office or guest accommodation.

The accommodation is served by a family bathroom.

OUTSIDE

The property benefits from a generous rear garden, predominantly laid to lawn, offering an excellent outdoor space for families, entertaining or further landscaping.

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.

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