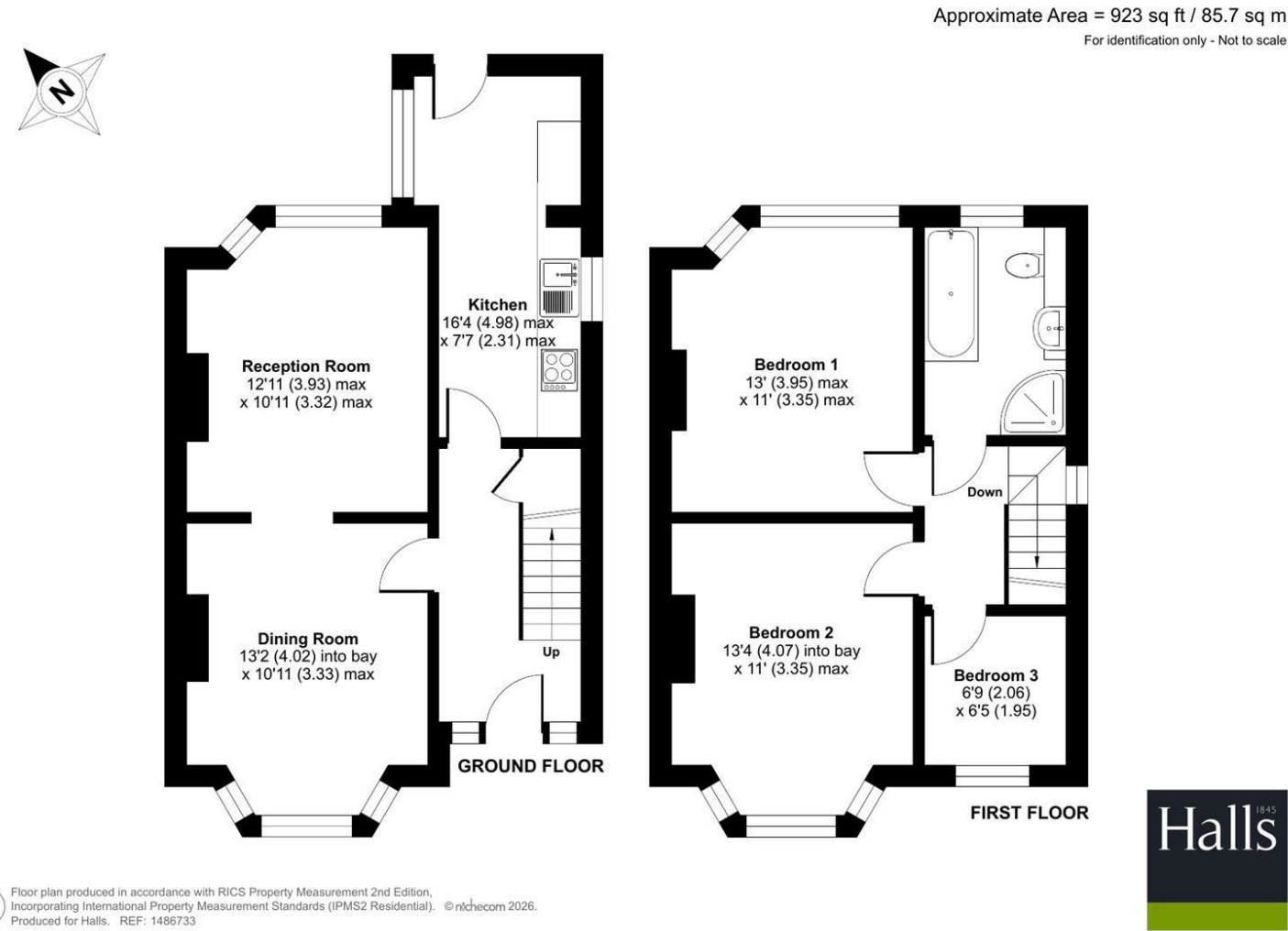


FOR SALE

158 Marlpool Lane, Kidderminster, DY11 5HR



FOR SALE

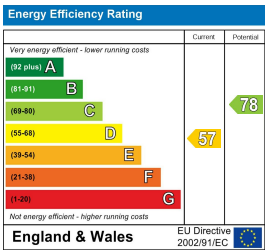
Offers in the region of £325,000

158 Marlpool Lane, Kidderminster, DY11 5HR

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 beautifully presented three-bedroom semi-detached family home offering stylish accommodation, a generous rear garden and off-road parking, conveniently situated close to local amenities and highly regarded schools.



01562 820880

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



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01562 820880



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Beautifully presented three-bedroom semi-detached family home
- Two versatile reception rooms with bay-fronted dining room
- Modern fitted kitchen
- Three bedrooms
- Generous private rear garden
- Off-road parking and convenient access to local amenities, schools and transport links

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

This attractive traditional semi-detached home has been well maintained and thoughtfully improved by the current owners, creating a property that is ready to move straight into. Combining character with modern finishes, the accommodation is well proportioned throughout.

Externally, the property benefits from off-road parking to the front together with a generous, enclosed rear garden providing excellent outdoor space for both entertaining and family life.

SITUATION

The property occupies a convenient position on the northern side of Kidderminster, providing excellent access to a wide range of local amenities including supermarkets, schools, sports clubs and public transport links.

The nearby villages of Wolverley and Bewdley, together with the surrounding Worcestershire countryside, offer an abundance of walking routes and leisure opportunities whilst Kidderminster town centre and the wider road network remain easily accessible.

W3W

///liner.camp.strain

DIRECTIONS

From the agents office in Franche Road, proceed south-east on Franche Rd/A442 towards Woodland Ave. At the roundabout, take the 1st exit onto Marlpool Lane where the property will be found on the right 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.

PROPERTY

The accommodation is entered via a welcoming entrance hall leading through to the principal reception rooms.

To the front of the property, the dining room enjoys a large bay window creating a bright and inviting space which could equally serve as a family room or home office depending upon individual requirements.

Positioned to the rear, the comfortable living room provides an excellent everyday living space with feature fireplace and attractive views over the rear garden, whilst opening naturally into the dining area to create a sociable layout ideal for modern family life.

The kitchen has been tastefully updated with a comprehensive range of contemporary units complemented by contrasting work surfaces and integrated cooking appliances, together with ample storage and direct access to the rear garden.

To the first floor are three bedrooms, comprising two generous double rooms and a well-proportioned single bedroom, all served by a modern family bathroom fitted with a white suite to include bath and separate shower.

OUTSIDE

To the front of the property, a gravelled driveway provides useful off-road parking whilst a neatly maintained front garden enhances the property’s kerb appeal.

The enclosed rear garden is a particular feature, being predominantly laid to lawn with established borders, mature planting and a paved seating area ideally suited for al fresco dining and entertaining. Offering an excellent degree of privacy, the garden provides a safe and enjoyable space for both children and pets.

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 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