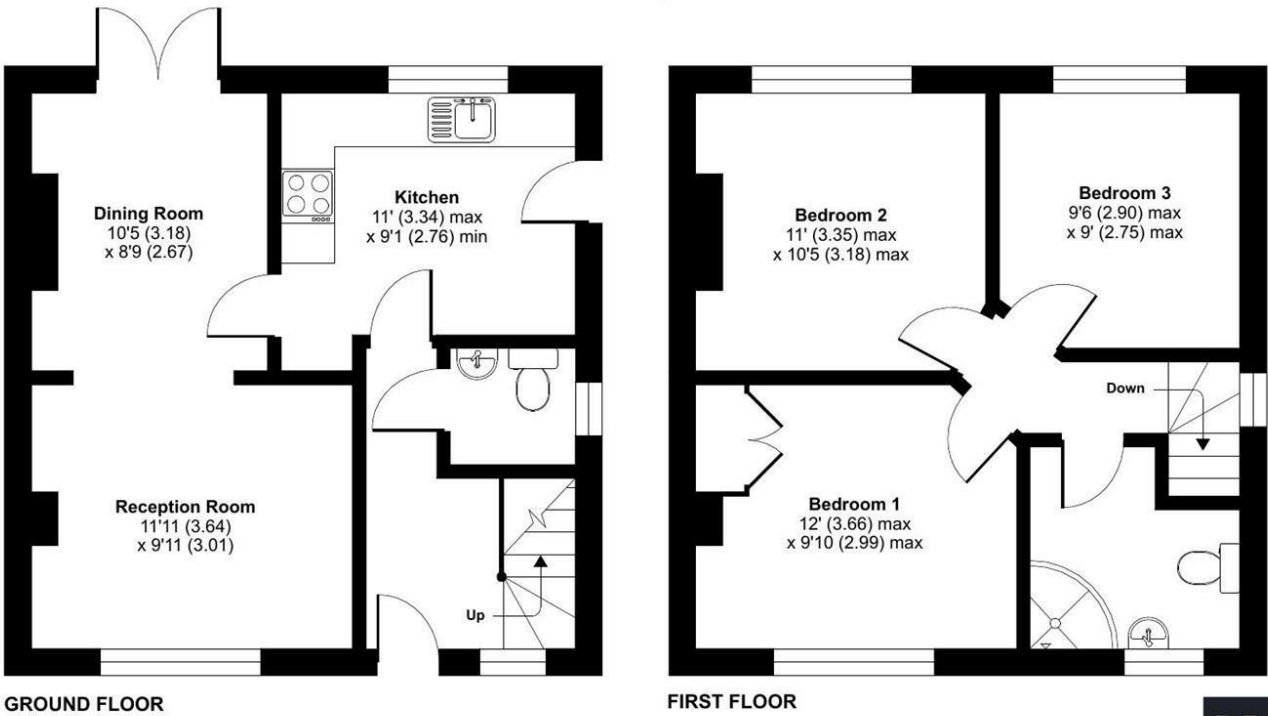


FOR SALE

66 Tomkinson Drive, Kidderminster, DY11 6NP



Approximate Area = 840 sq ft / 78 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for Halls. REF: 1535945



FOR SALE

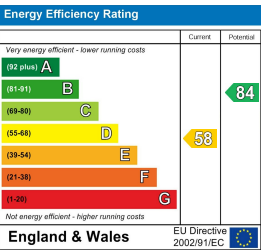
Offers in the region of £235,000

66 Tomkinson Drive, Kidderminster, DY11 6NP

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 three-bedroom semi detached home offering versatile accommodation, off-road parking and an enclosed rear garden, conveniently situated within a popular residential area of Kidderminster.



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@halls.gb.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.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Three-bedroom semi detached
- Two reception rooms
- Fitted kitchen
- Ground floor WC
- Enclosed rear garden
- Convenient access to local amenities

Halls are delighted with instructions to offer Tomkinson Drive for sale by Private Treaty.

This three-bedroom semi detached home offers comfortable and versatile accommodation arranged over two floors, together with the benefit of off-road parking and an enclosed rear garden. Situated within an established residential area of Kidderminster, the property enjoys convenient access to local amenities, schooling and transport links, making it an appealing opportunity for a variety of purchasers.

SITUATION

The property is pleasantly situated within a popular and well-established residential area of Kidderminster, offering convenient access to a wide range of local amenities including shops, supermarkets, cafés and leisure facilities. The town centre is within easy reach, along with excellent road links to Stourbridge, Worcester and the wider Midlands via the A442, A449 and M5 motorway network.



W3W
///quarrel.items.unless

SCHOOLING

The area is well served by a range of schooling options, including Sutton Park Primary School, St John’s C of E Primary School and Foley Park Primary. Secondary education is provided by Baxter College and King Charles I School, both well regarded and easily accessible. Further state and independent schooling can be found in the wider Kidderminster, Stourbridge and Worcester areas.

PROPERTY

The property offers well-arranged accommodation extending to approximately 840 sq ft (78 sq m), providing a practical layout suited to everyday family living.

The ground floor comprises an entrance hall with stairs rising to the first floor and access to a useful WC. A comfortable reception room provides an inviting space for relaxation, whilst a further reception room, currently arranged as a dining room, offers flexibility for entertaining, family gatherings. French doors from the dining room open directly onto the rear garden, creating a pleasant connection between the internal and external accommodation.

The newly fitted kitchen provides a range of contemporary-style wall and base units, complemented by work surfaces, an inset sink and space for appliances. A window overlooking the garden allows for natural light.



Stairs rise to the first floor, where the accommodation comprises three bedrooms, including two well-proportioned double bedrooms and a third bedroom suitable for use as a child’s bedroom, guest room or home office. Bathroom facilities complete the accommodation at this level.

OUTSIDE

The property is approached over a paved frontage providing convenient off-road parking, with a pathway leading to the main entrance.

To the rear is an enclosed garden, principally laid to lawn and bordered by timber fencing, providing a pleasant degree of privacy.

A paved seating area offers space for outdoor furniture, whilst a pathway extends through the garden towards a useful storage shed. The garden provides an attractive and manageable outdoor space, suitable for both relaxation and everyday family use.

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 B 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.