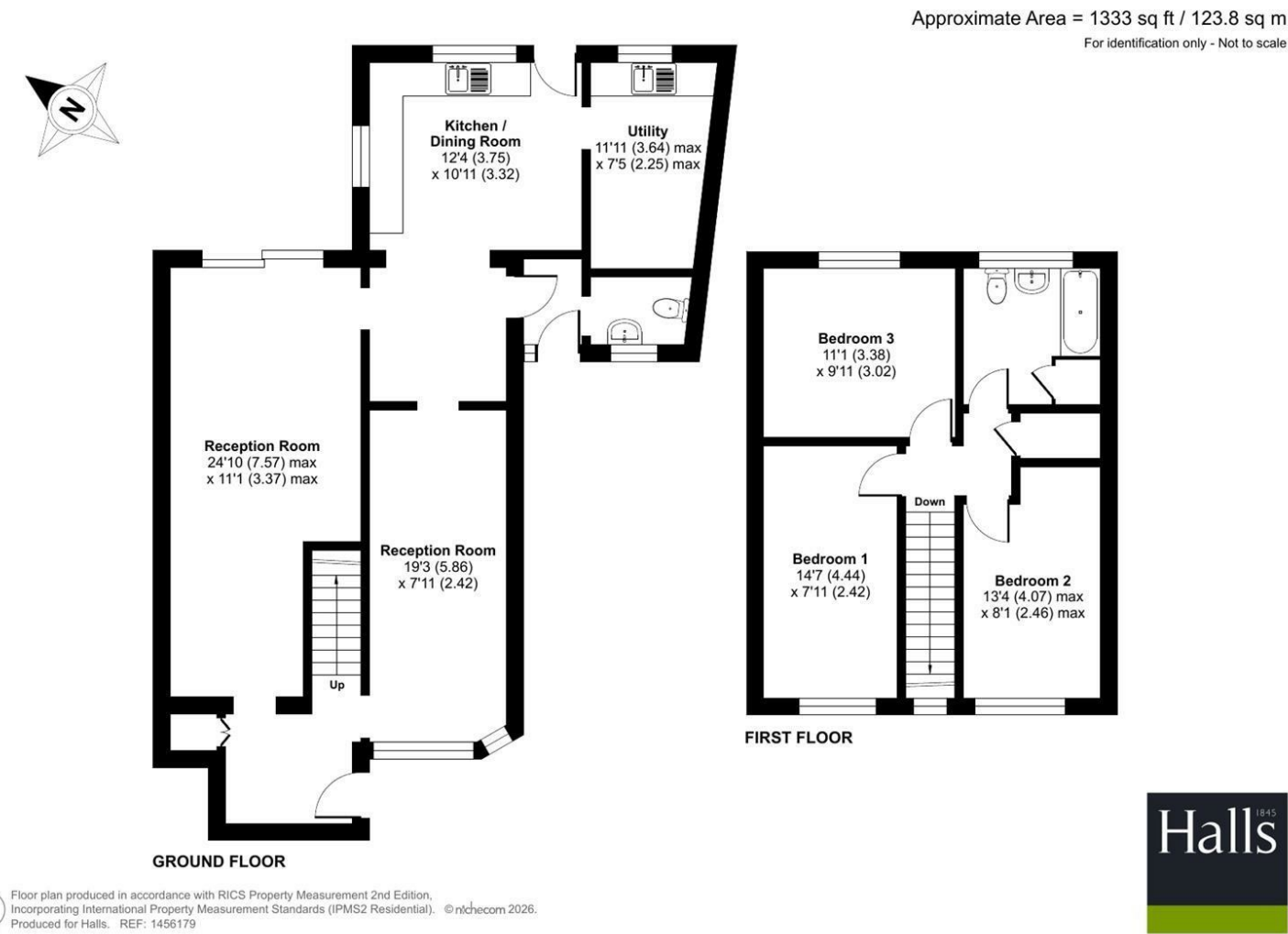


FOR SALE

5 Cobden Street, Kidderminster, DY11 6RP



FOR SALE

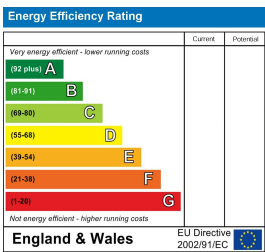
Offers Around £180,000

5 Cobden Street, Kidderminster, DY11 6RP

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 spacious three-bedroom end terrace home offering excellent potential for improvement, situated in a convenient Kidderminster location close to local amenities, schooling and transport links.



01562 820880

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



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2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- **NO CHAIN**
- **Spacious three-bedroom end of terrace home**
- **Two generous reception rooms**
- **Kitchen/dining room with utility area**
- **Excellent potential for modernisation and improvement**
- **Convenient Kidderminster location close to amenities and transport links**

DESCRIPTION

Halls are delighted with instructions to offer Cobden Street for sale by Private Treaty.

A spacious three-bedroom end terrace home offering excellent potential for modernisation, ideally situated close to Kidderminster town centre. The property provides generous accommodation across two floors including two reception rooms, a kitchen/dining room, utility space and family bathroom, together with a private rear garden. Offered for sale with vacant possession, subject to probate, this property presents an excellent opportunity for first-time buyers, investors or those looking to create a family home tailored to their own taste and requirements.

SITUATION

Situated within a convenient and well-established residential area of Kidderminster, 5 Cobden Street enjoys easy access to a wide range of local amenities including shops, supermarkets, cafés and leisure facilities. The property is well positioned for commuters, offering excellent road links via the A456 and A449, with convenient access to Worcester, Birmingham and the wider Midlands motorway network. Kidderminster town centre and railway station are both within easy reach, providing direct rail services to Birmingham and beyond. The area is also well served by a selection of respected primary and secondary schools, making the property suitable for a variety of purchasers.

W3W

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DIRECTIONS

From Halls Kidderminster Office on Franche Road (DY11 5AP), proceed in a Southerley direction along Franche Road heading towards the town centre. At the roundabout take the third exit onto Proud Cross Ringway, then the third exit at the next roundabout onto Bewdley Road/A456. Turn left onto Cobden Street where the property is on your left.

SCHOOLING

The area is well served by a range of schooling options. Local primary schools include Sutton Park Primary school, St.John's C of E Primary School, Foley Park Primary while secondary education is provided by Baxter College and King Charles I School, both of which are well regarded and easily accessible. Further state and independent schooling options can be found in the wider Kidderminster, Stourbridge and Worcester areas.

PROPERTY

Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation and staircase rising to the first floor.

Reception Room One

A spacious reception room positioned to the front of the property, offering excellent natural light and ideal space for formal living or entertaining.

Reception Room Two

A further generous reception room situated to the rear, providing flexible accommodation suitable for dining, family living or a second sitting room.

Kitchen/Dining Room

A sizeable kitchen/dining space fitted with a range of units and offering ample room for dining and everyday family use, with access through to the utility area.

Utility Room

Useful ancillary space providing additional storage and appliance space with access to the cloakroom and rear of the property.

Ground Floor Cloakroom

Convenient ground floor WC serving the downstairs accommodation.

Bedroom One

A generous principal bedroom positioned to the front elevation with ample space for freestanding furniture.

Bedroom Two

A well-proportioned double bedroom overlooking the rear aspect.

Bedroom Three

A comfortable third bedroom suitable for use as a child's bedroom, guest room or home office.

Family Bathroom

Serving the first-floor accommodation, the bathroom comprises a fitted suite with space for everyday family requirements.

OUTSIDE

Externally, the property benefits from enclosed front and rear garden areas offering excellent potential for landscaping and improvement. The rear garden provides a good degree of privacy with ample space for outdoor seating, entertaining and general family use, whilst side access adds further practicality. The grounds overall offer an excellent opportunity for purchasers to create an attractive outside space to complement the accommodation.

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 £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