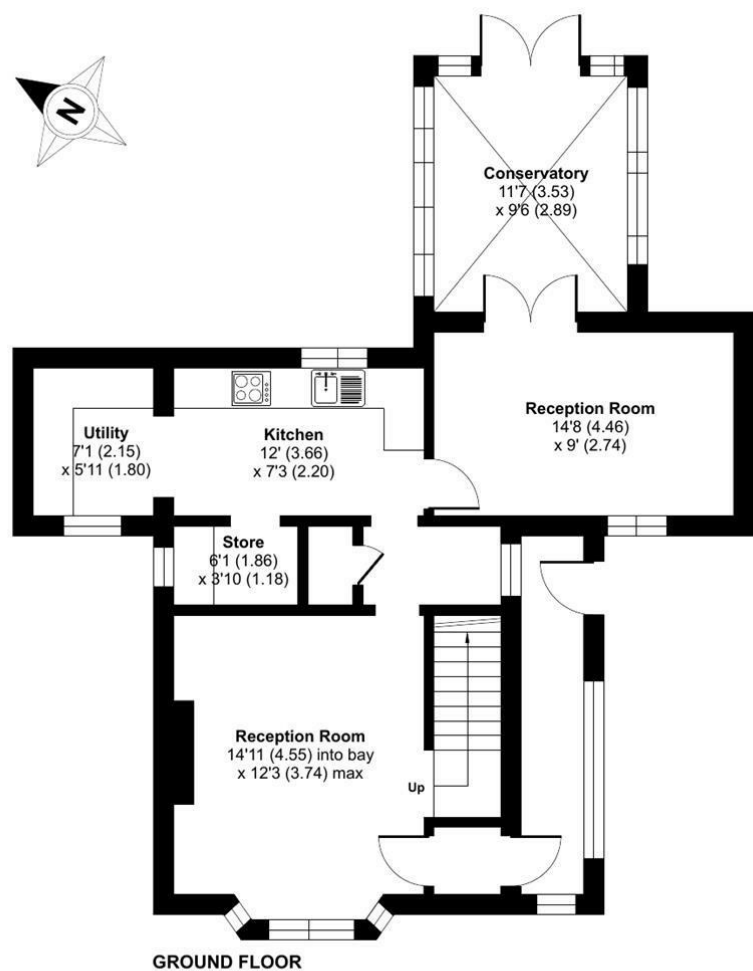
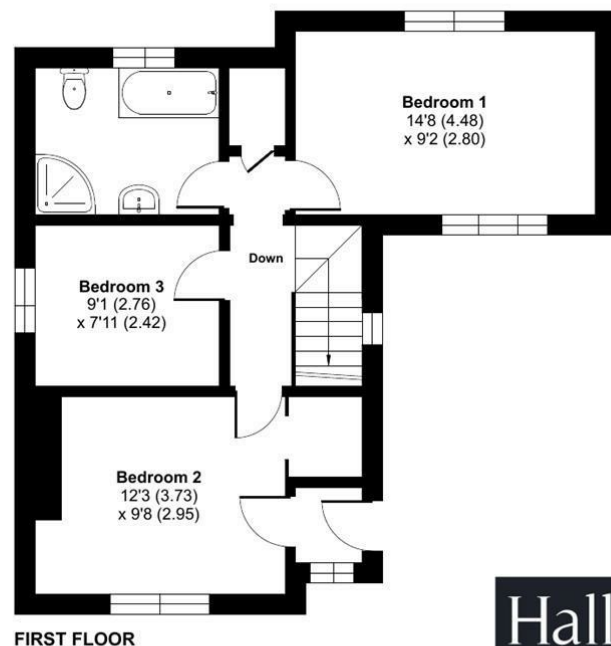
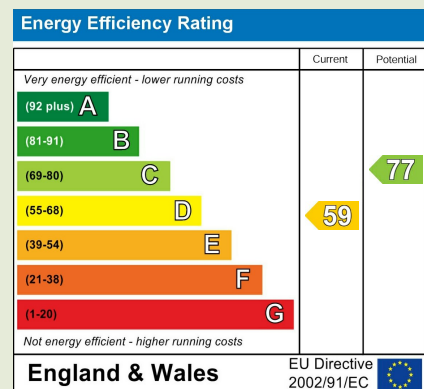




Approximate Area = 1290 sq ft / 119.8 sq m
For identification only - Not to scale



GROVE COTTAGE, 73 COMBERTON ROAD | KIDDERMINSTER | | DY10 4AA



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



KIDDERMINSTER SALES

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

☎ 01562 820880 ✉ kidderminster@halls.gb.com

🌐 www.halls.gb.com 📱 📺

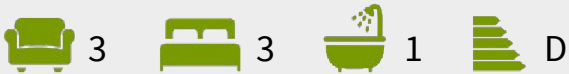


Charming detached cottage offering spacious three-bedroom accommodation, character features, mature gardens in a highly convenient Kidderminster location.

Offers in the region of £390,000

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



- Three well-proportioned bedrooms
- Driveway providing off-road parking
- Excellent local schooling nearby
- Conservatory overlooking the garden
- Character features throughout, including wooden beams
- No onward chain

DESCRIPTION

Halls are delighted with instructions to offer Comberton Road for sale by Private Treaty.

A charming and characterful three-bedroom detached cottage offering spacious and versatile accommodation, mature gardens, driveway parking in a convenient Kidderminster location close to local amenities and schooling.

SITUATION

The property occupies a convenient position on Comberton Road, offering easy access to the centre of Kidderminster and a wide range of local amenities.

Kidderminster provides an excellent selection of shops, supermarkets, restaurants and leisure facilities, together with strong transport links including road and rail connections to Birmingham and the wider Midlands.

The area also benefits from nearby countryside walks and outdoor pursuits, combining accessibility with lifestyle appeal.

W3W

///unless.lame.rash



DIRECTIONS

From the agent's office on Franche Road head towards Proud Cross Ringway, 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 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 to follow A448 until the roundabout, where you take the sliproad on the left and the property is on your left after the junction.

SCHOOLING

An excellent range of highly regarded primary schools are available nearby including Comberton Primary School, Heronswood Primary School and Offmore Primary School.

For secondary education, King Charles I School and Sixth Form Centre is conveniently located nearby, together with additional options including Holy Trinity School and Baxter College.

Independent schooling is also available at Heathfield Knoll School.

OUTSIDE

Externally, the property benefits from a private driveway providing off-road parking together gardens surrounding the home.



PROPERTY

This detached cottage offers well-proportioned accommodation over two floors, combining character features with practical family living, including two versatile reception rooms ideal for both everyday use and entertaining.

The main reception room is filled with natural light and features an attractive fireplace creating a warm focal point, whilst the additional reception space offers excellent versatility.

The fitted kitchen benefits from adjoining utility/storage areas, with a conservatory overlooking the rear garden.

To the first floor are three bedrooms, all of which are generously proportioned and served by family bath/shower room facilities. The layout lends itself well to growing families or those requiring home office space.

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 E 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