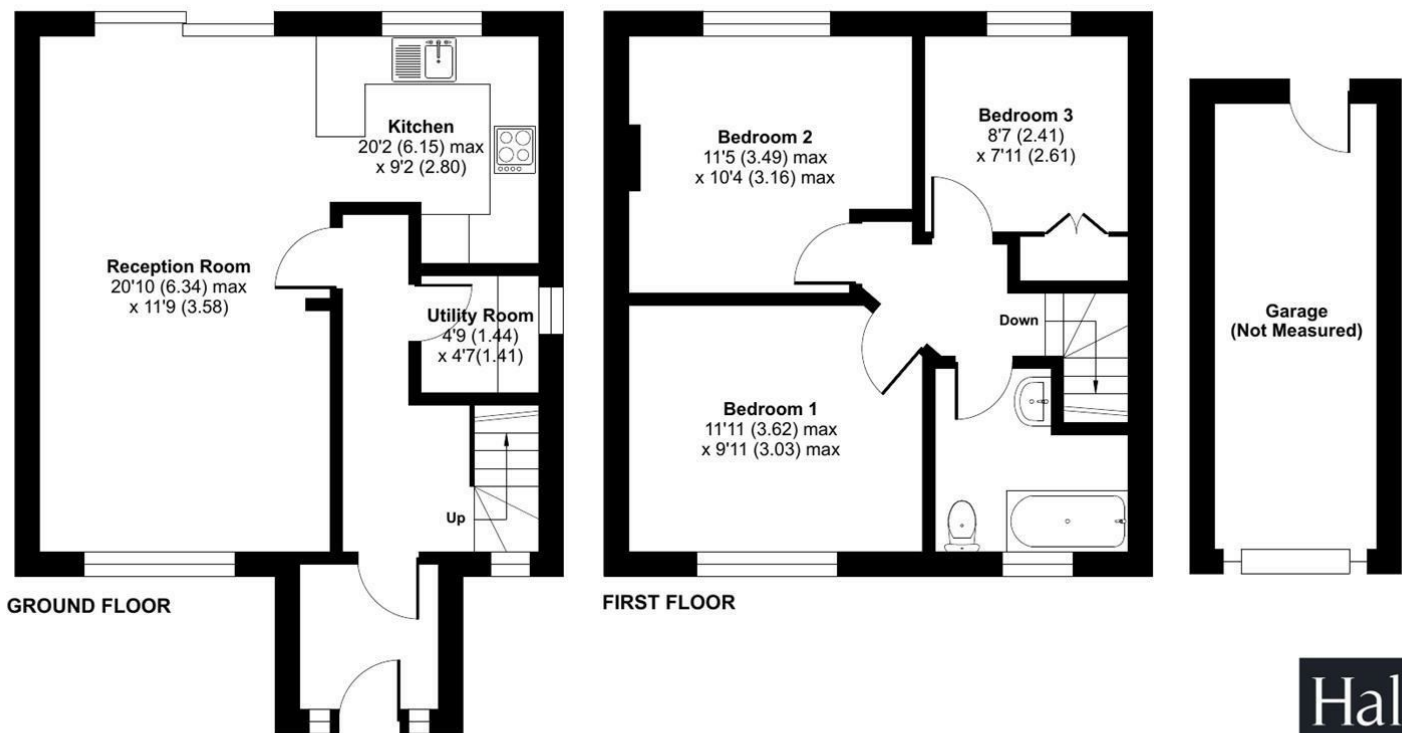


Approximate Area = 875 sq ft / 81.3 sq m (excludes garage)  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2025. Produced for Halls. REF: 1451956

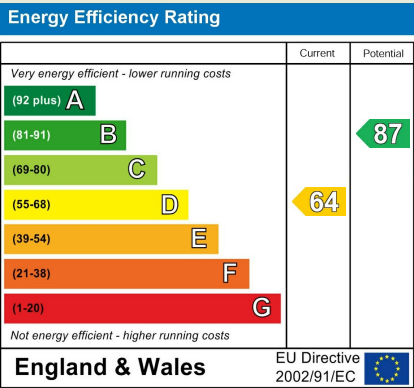


## 46 TOMKINSON DRIVE | KIDDERMINSTER | | DY11 6NW



A beautifully presented three-bedroom semi-detached home, finished to a high standard throughout, with modern interiors, driveway parking and an attractive rear garden.

Offers in the region of £289,950



**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@hallsgb.com

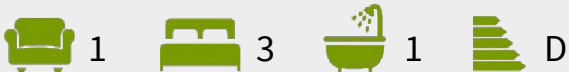
www.hallsgb.com



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.





- Modern three-bedroom semi-detached home
- Stylish kitchen and contemporary interiors
- Driveway parking and garage
- Attractive, low-maintenance rear garden
- Popular and well-established residential location
- Ideal for first-time buyers or families

DESCRIPTION

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

A well-presented and modern three-bedroom semi-detached home, offering stylish and well-balanced accommodation, driveway parking, garage and an attractive low-maintenance rear garden, ideally suited to first-time buyers or families.

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  
///upper.sentences.items



DIRECTIONS

From the agents office on the Franche Road, head south-east on Franche Rd/A442, at the roundabout, take the 4th exit onto Mason Rd/A4535, at the roundabout, take the 1st exit onto Blakebrook/A4535, continue to follow A4535 for approx 0.8 miles, turn right onto Woodward Rd. Continue along Woodward Rd where the road merges into Tomkinson Drive and you will find the property on the right-hand side.

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

This well-presented and stylish three-bedroom semi-detached property offers modern, well-balanced accommodation ideally suited to first-time buyers, families.

The property has been finished to a high standard throughout, providing bright and contemporary living space.

The ground floor comprises a welcoming reception room and a modern fitted kitchen with dining space, enjoying views over the rear garden.

There is a utility room located under the stairs.

To the first floor there are three well-proportioned bedrooms and a family bathroom.



OUTSIDE

Externally, the property benefits from a neatly presented frontage with driveway parking and access to a garage.

To the rear, there is an attractive enclosed garden, designed for ease of maintenance and ideal for outdoor entertaining.

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 £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.