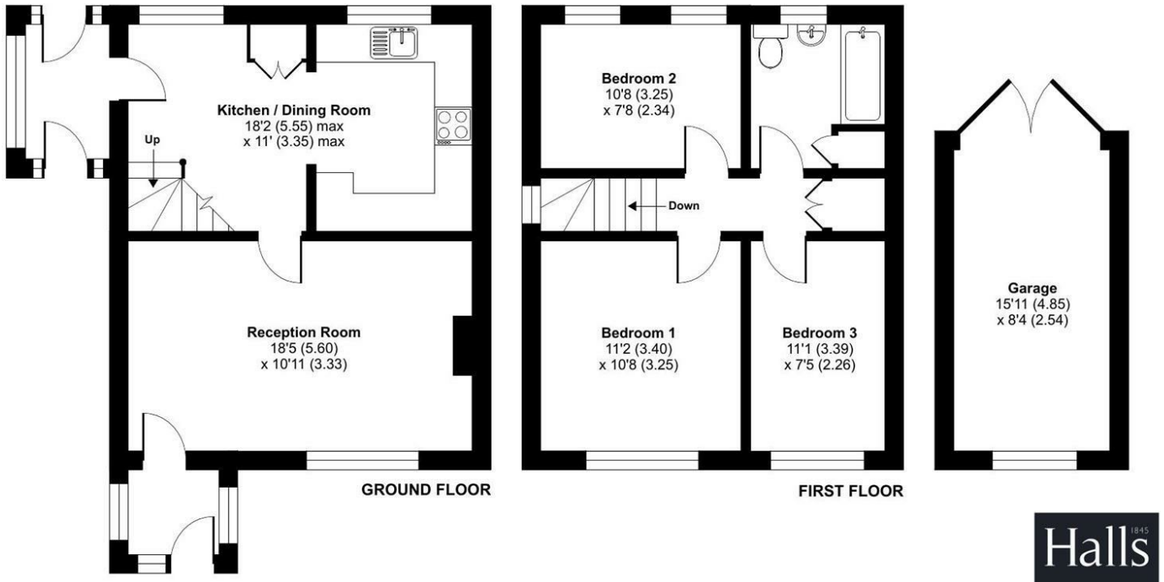
FOR SALE

119 Comberton Road, Kidderminster, DY10 3DX

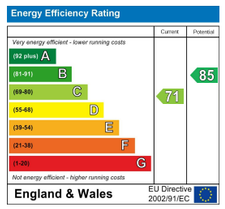
Approximate Area = 898 sq ft / 83.4 sq m
Garage = 133 sq ft / 12.4 sq m
Total = 1031 sq ft / 95.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1528653

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



01562 820880

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



FOR SALE

Offers Over £240,000

119 Comberton Road, Kidderminster, DY10 3DX

A three-bedroom semi-detached home offering bright and welcoming accommodation, including a spacious reception room and contemporary kitchen/dining room, complemented by attractive gardens and a detached garage.







FOR SALE

1 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s











- **Three Bedroom Semi Detached Home**
- **Spacious Reception Room**
- **Newly fitted Kitchen/Dining Room**
- **Attractive Gardens with Decked Seating Area**
- **Detached Garage and Convenient Location**

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

This semi-detached home provides approximately 898 sq ft of thoughtfully arranged accommodation over two floors, combining comfortable living space with tasteful presentation.

The ground floor comprises an Entrance Porch, generous Reception Room and a contemporary Kitchen/Dining Room, together with a rear entrance lobby.

Three first-floor Bedrooms are served by a family Bathroom.

Outside, established front and rear gardens complement the accommodation, whilst a decked seating terrace and detached garage add further appeal.

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.

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.

W3W
///just.player.chains

THE PROPERTY
The property is principally accessed through an Entrance Porch, which opens into a spacious and welcoming Reception Room.
A broad front-facing window allows excellent levels of natural light, whilst a feature fireplace provides an attractive focal point. The room offers ample space for comfortable seating, with decorative arched recesses adding interest to the interior.
A door leads through to the generous Kitchen/Dining Room, extending across the rear of the house. The kitchen is fitted with contemporary shaker-style wall and base units, complemented by timber-effect work surfaces and flooring.
A fitted oven housing, inset hob and sink beneath the rear-facing window complete the kitchen area, whilst the adjoining dining space provides room for a family table.
A rear entrance lobby provides access outside, creating a practical connection between the accommodation and garden.

Stairs rise to the first-floor landing, from where doors lead to three Bedrooms and the family Bathroom.
Bedroom One is a comfortable double room overlooking the front of the property, with fitted wardrobes and overhead cupboards providing useful storage.
The remaining bedrooms offer flexibility for family use, guests or home working.
The family Bathroom comprises a bath, wash hand basin and WC.

OUTSIDE
To the front, a lawned garden is complemented by established shrubs and planted borders, with a paved pathway leading to the entrance porch and along the side of the house.

The rear garden offers a pleasant combination of lawn, mature planting and seating space.

A raised decked terrace with metal balustrading provides an inviting setting for outdoor dining and relaxation, whilst adjoining paving adds further practical outdoor space.

Fenced boundaries enclose the garden, with a detached garage providing useful storage or space for hobbies.

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

AGENTS NOTES
Please be advised that probate has not yet been granted for this property.