





Property Description

Situated on the sought-after Comberton Road, this attractive three-bedroom detached home offers generous living space, modern convenience, and an ideal location for families and professionals alike. Comberton Road is conveniently located close to a range of local amenities, including shops, supermarkets, schools, and leisure facilities, making everyday living effortless. The property also enjoys excellent transport links, with easy access to Kidderminster town centre, nearby road networks, and Kidderminster Train Station for commuting further afield. The home benefits from well-proportioned rooms and a practical layout, providing a fantastic opportunity for buyers seeking space and potential. The ground floor comprises a spacious lounge, perfect for relaxing or entertaining, alongside a second reception room ideal for family meals and gatherings. The kitchen offers ample storage and workspace, with scope for updating to suit personal tastes.

Upstairs, the property features three good-sized bedrooms, all offering comfortable living space, along with a family bathroom. Externally, the property occupies a generous plot with a large rear garden. While currently in need of maintenance, it offers significant potential to be transformed into an impressive outdoor space, ideal for families, gardening enthusiasts, or those who enjoy entertaining.

Agents Note

*Please note that an AML fee is chargeable to

the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.*

Front Elevation

A driveway to the front providing off-road parking, a carport creating a sheltered area and a garden to the front surrounded by a hedge boundary.

Living Room

Cosy living area boasting a log burner set into an exposed brick wall and hearth, tiled flooring, ceiling light point, a radiator and a bay window to the front.

Kitchen

Fitted kitchen offering a range of wall and base units and ample work surface space. Inset sink and drainer unit and space for a cooker. Wood tiled flooring, partially tiled walls, ceiling spotlights and a window to the rear.

Utility Space

Offering wall and base units and work surface space, wood tiled flooring, ceiling spotlights, plumbing for a washing machine and a window to the front.

Living Room Two

Second reception room offering fitted carpet, ceiling and wall lighting, French doors into the conservatory and a bow window to the front.

Conservatory

Spacious room offering laminate flooring, windows surrounding and French doors to the rear.

Inner Hall

Offering built-in storage and a window to the side.

First Floor Landing

Offering built-in storage, a ceiling light point and a window to the side.

Bedroom One

Double bedroom offering fitted carpet, ceiling light point, a radiator and windows to the front and rear.

Bedroom Two

Double bedroom offering built-in storage, fitted carpet, ceiling light point, a radiator and a window to the front.

Bedroom Three

Offering fitted carpet, ceiling light point, a radiator and a window to the side.

Bathroom

Comprising a wash hand basin, WC, panelled bathtub and a walk-in shower cubicle. Wood tiled flooring, ceiling light point, a chrome heated towel rail and a frosted window to the rear.

Outside

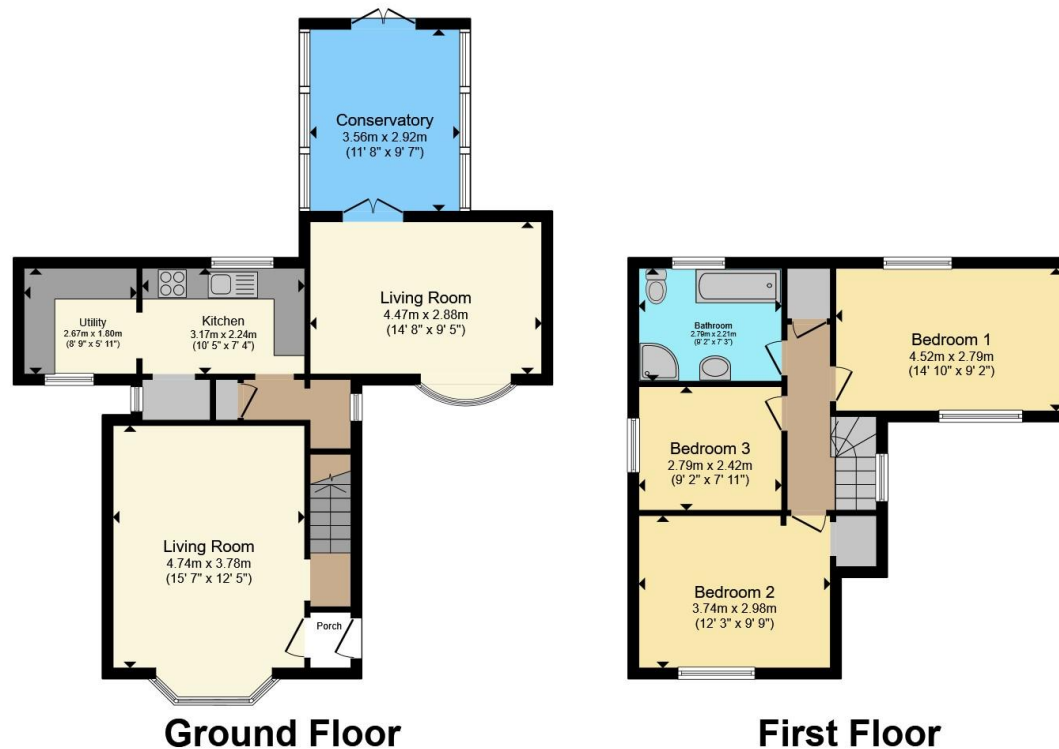
Rear Garden

Fantastic sized garden offering great potential to create the perfect outdoor space.









Total floor area 107.6 m² (1,158 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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T 01562 682 14
E kidderminster@connells.co.uk

28-29 Worcester Street
 KIDDERMINSTER DY10 1ED

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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