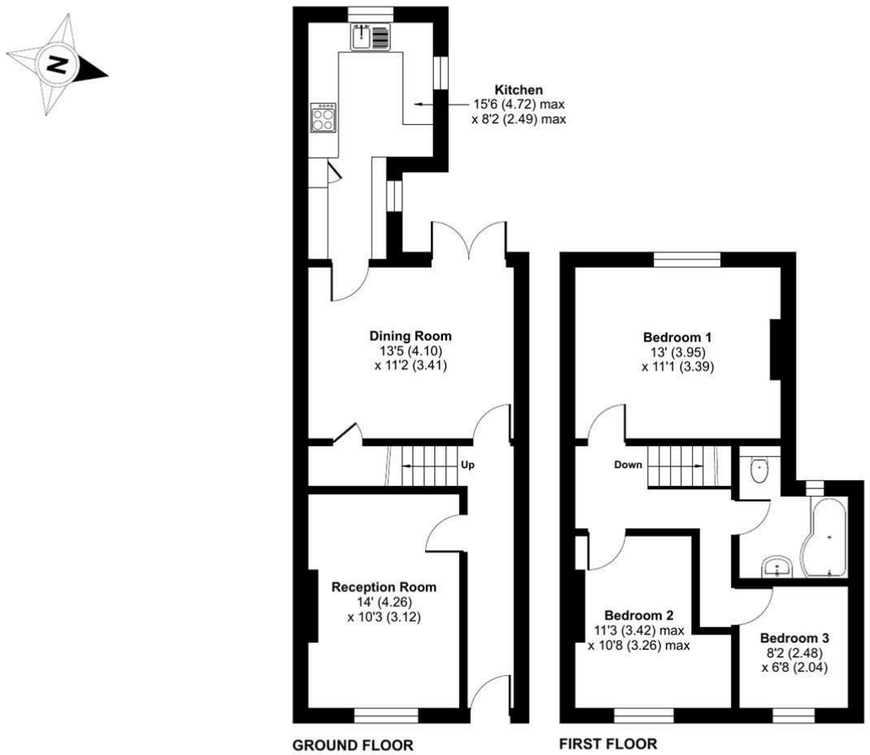
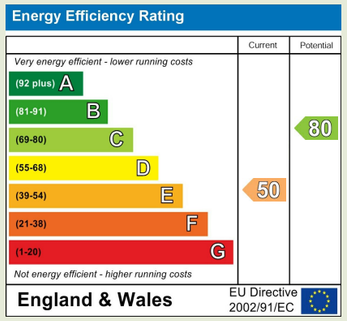
Approximate Area = 944 sq ft / 87.7 sq m

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: 1477137



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.

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The Property Ombudsman

Halls 1845

KIDDERMINSTER SALES

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

01562 820880 kidderminster@hallsgb.com

www.hallsgb.com

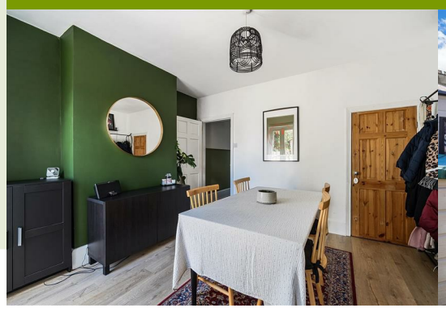
IMPORTANT INFORMATION - 1. These particulars have been prepared in good faith to provide a fair overview of the property. Please request clarification of any matters important to your decision. **2.** No warranty is given regarding the property's structural condition or the working order of services, appliances, equipment or facilities, which have not been tested unless stated otherwise. Purchasers should arrange appropriate inspections and surveys. **3.** Photographs show selected areas only. Contents shown may not be included, and the property's appearance may have changed. No assumptions should be made about areas not photographed. **4.** All measurements, areas, aspects and distances are approximate and provided for guidance. Purchasers should verify any measurements critical to their requirements. **5.** Photographs, images, videos and other marketing materials may be digitally created or enhanced, including using artificial intelligence (AI). Such materials are illustrative and may not show the property exactly as it appears. Purchasers should verify details through inspection and enquiries. **6.** References to planning permissions or potential uses are provided in good faith. Purchasers should independently verify their accuracy and suitability with the relevant authorities before purchase. **7.** Descriptive opinions are given in good faith and should not be treated as guarantees. Purchasers should make appropriate enquiries to establish whether the property meets their requirements. **8.** Anti-Money Laundering (AML) checks are required by law. Halls Holdings Ltd charges £36 (including VAT) per purchaser for these checks. **9.** Halls Holdings Ltd may receive referral fees or commissions for introducing third-party services, including financial services, surveyors, solicitors and tradespeople. Such arrangements are disclosed in accordance with legal and regulatory requirements. Referral fees do not increase the cost of these services to you. For details, contact Halls Holdings LTD on 01743 450700.



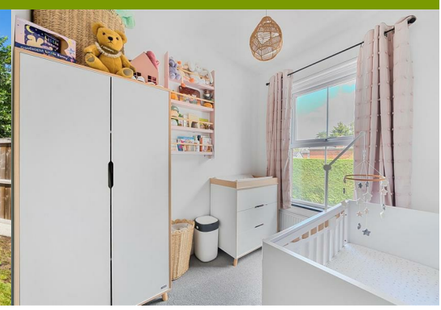
Halls 1845

19 MARLPOOL LANE

| KIDDERMINSTER | | DY11 5DA

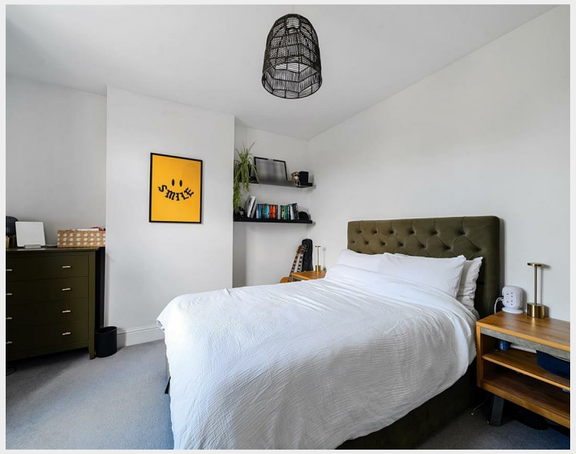






A charming three-bedroom period home offering spacious accommodation with a generous rear garden in a convenient location for local amenities and schooling in Kidderminster.

Offers in the region of £210,000



2 3 1 E

- **Attractive three-bedroom period terraced home**
- **Two reception rooms**
- **Well-appointed fitted kitchen**
- **Enclosed rear garden**
- **Convenient location for local amenities and schooling**

Halls are delighted with instructions to offer Marlpool Lane for sale by Private Treaty.

SITUATION

The property is conveniently situated for local amenities, including the well-regarded St Catherine's CE Primary School and nearby supermarkets. The area benefits from good access to sports clubs, public houses and public transport links. Located on the northern outskirts of Kidderminster, the property also offers easy access to the North Worcestershire countryside and nearby villages such as Wolverley and Bewdley.

W3W

///poster.pose.lunch

DIRECTIONS

From the agents office in Franche Road, proceed south-east on Franche Rd/A442 towards Woodland Ave. At the roundabout, take the 1st exit onto Marlpool Lane where the property will be found on the left hand side as indicated by the agents For Sale board.



SCHOOLING

The area is served by a range of well-regarded schools including St Catherine's CE Primary School, Franche Community Primary School, C of E Secondary School and Baxter College. Independent schooling is available at Heathfield Knoll School in Wolverley, providing education from nursery through to sixth form.

PROPERTY

This attractive Edwardian red-brick period terrace provides well-balanced accommodation arranged over two floors and extends to approximately 944 sq ft.

The property is entered through a welcoming entrance hall which leads into the reception room which enjoys plenty of natural light and retains the comfortable feel expected of a traditional home. Beyond lies a separate dining room, with double doors leading to the rear garden, creating an excellent space for both everyday family living and entertaining. There is a useful storage cupboard off the dining room.

To the rear is a well-appointed fitted kitchen offering a range of base and wall units together with useful worktop space and outlook over the rear garden.

Throughout, the house combines period charm with practical modern living, creating a home ready to enjoy whilst still offering scope for personalisation.

The first floor provides three bedrooms, including a generous principal bedroom, together with a family bathroom.

The accommodation is ideally suited to first-time buyers, growing families or investors seeking a property in a popular and well-established residential area.



OUTSIDE

To the rear, the property benefits from a generously sized enclosed garden which provides an excellent outdoor space for families, entertaining and gardening enthusiasts alike.

A paved seating terrace adjoins the rear of the property and leads onto a lawned garden bordered by fencing, creating a safe and private environment for children and pets.

The garden enjoys a pleasant degree of privacy and offers ample space for outdoor dining and relaxation during the warmer months.

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 £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

We understand the property has been underpinned in 1999