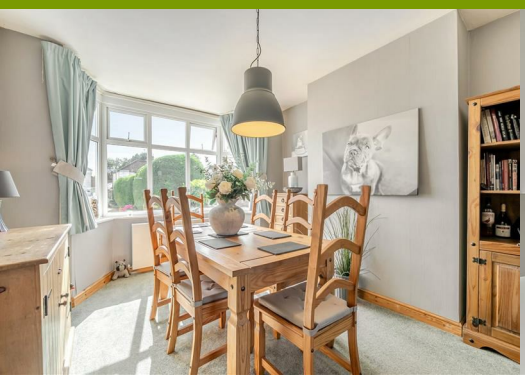
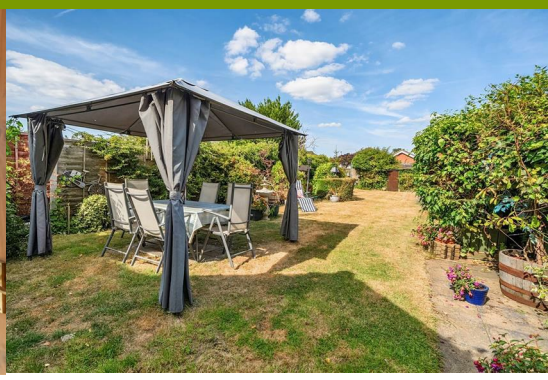


# 158 MARLPOOL LANE

## | KIDDERMINSTER | | DY11 5HR







A beautifully presented three-bedroom semi-detached family home offering stylish accommodation, a generous rear garden and off-road parking, conveniently situated close to local amenities and highly regarded schools.

**Offers in the region of £315,000**





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- **Beautifully presented three-bedroom semi-detached family home**
- **Two versatile reception rooms with bay-fronted dining room**
- **Modern fitted kitchen**
- **Three bedrooms**
- **Generous private rear garden**
- **Off-road parking and convenient access to local amenities, schools and transport links**

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

This attractive traditional semi-detached home has been well maintained and thoughtfully improved by the current owners, creating a property that is ready to move straight into. Combining character with modern finishes, the accommodation is well proportioned throughout.

Externally, the property benefits from off-road parking to the front together with a generous, enclosed rear garden providing excellent outdoor space for both entertaining and family life.

## SITUATION

The property occupies a convenient position on the northern side of Kidderminster, providing excellent access to a wide range of local amenities including supermarkets, schools, sports clubs and public transport links.

The nearby villages of Wolverley and Bewdley, together with the surrounding Worcestershire countryside, offer an abundance of walking routes and leisure opportunities whilst Kidderminster town centre and the wider road network remain easily accessible.

## W3W

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## 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 right hand side.

## 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

The accommodation is entered via a welcoming entrance hall leading through to the principal reception rooms.

To the front of the property, the dining room enjoys a large bay window creating a bright and inviting space which could equally serve as a family room or home office depending upon individual requirements.

Positioned to the rear, the comfortable living room provides an excellent everyday living space with feature fireplace and attractive views over the rear garden, whilst opening naturally into the dining area to create a sociable layout ideal for modern family life.

The kitchen has been tastefully updated with a comprehensive range of contemporary units complemented by contrasting work surfaces and integrated cooking appliances, together with ample storage and direct access to the rear garden.





To the first floor are three bedrooms, comprising two generous double rooms and a well-proportioned single bedroom, all served by a modern family bathroom fitted with a white suite to include bath and separate shower.

## OUTSIDE

To the front of the property, a gravelled driveway provides useful off-road parking whilst a neatly maintained front garden enhances the property's kerb appeal.

The enclosed rear garden is a particular feature, being predominantly laid to lawn with established borders, mature planting and a paved seating area ideally suited for al fresco dining and entertaining. Offering an excellent degree of privacy, the garden provides a safe and enjoyable space for both children and pets.

## 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

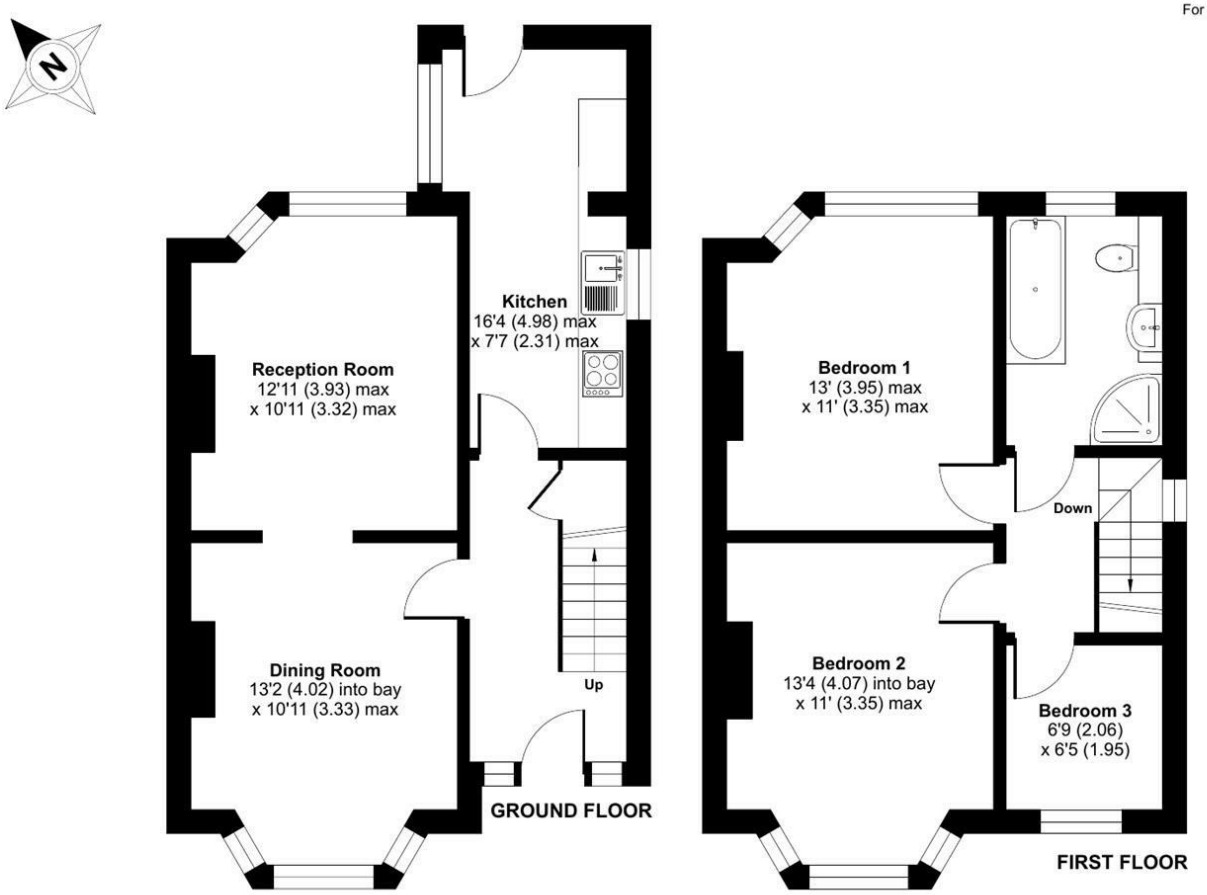
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach 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

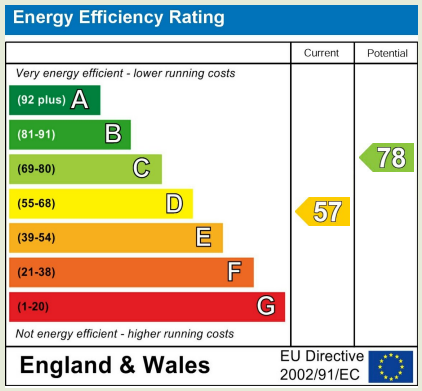
By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP

Approximate Area = 923 sq ft / 85.7 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: 1486733




**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


## 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.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** 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. For further information, please contact Halls Holdings Ltd on 01743 450700.