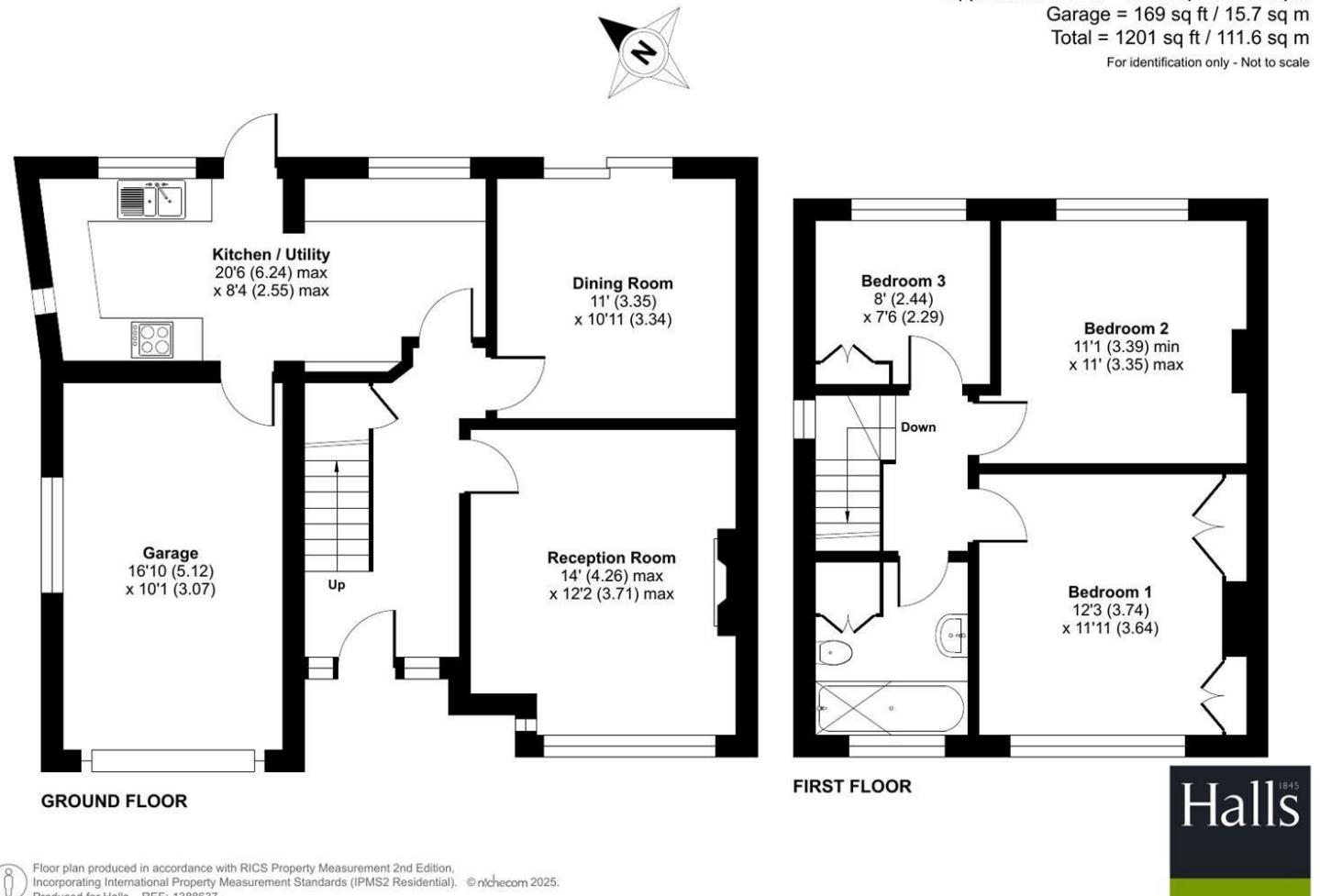


FOR SALE

280 Marlpool Lane, Kidderminster, DY11 5DA

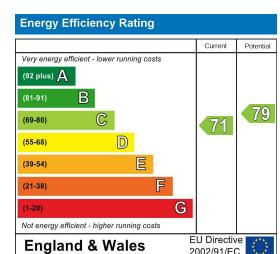


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1388637

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



280 Marlpool Lane, Kidderminster, DY11 5DA

A well-proportioned three-bedroom semi-detached home on the northern outskirts of Kidderminster, offering two reception rooms, driveway and garage, with an enclosed rear garden.



01562 820880

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

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01562 820880

2 Reception
Room/s

3 Bedroom/s

1 Bath/Shower
Room/s

- **Well-presented three-bedroom semi-detached house**
- **Two reception rooms**
- **Driveway and garage**
- **Enclosed rear garden**
- **Popular residential location**
- **Convenient access to schools and amenities**

DESCRIPTION

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

A well-proportioned three-bedroom semi-detached family home, occupying a convenient position on the northern outskirts of Kidderminster. The property benefits from two reception rooms, a driveway with garage, and enclosed rear garden, making it ideal for family occupation or first-time buyers.

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

///.bump.wing.puzzle

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.

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 as indicated by the agents For Sale board.

THE PROPERTY

The accommodation is entered via a front entrance hall providing access to the principal ground floor rooms and staircase to the first floor.

To the ground floor is a well-proportioned reception room to the front, providing a comfortable everyday living space. A second reception room to the rear offers flexibility for dining or family use and enjoys outlook and access to the garden.

The kitchen is fitted with a range of units and work surfaces and provides practical space for modern living.

To the first floor, the landing leads to three bedrooms, all of which are of good proportion and suitable for family living, guests or home working. The accommodation is completed by a family bath/shower room.

OUTSIDE

To the front, the property benefits from a driveway providing off-road parking and access to the garage. To the rear is an enclosed garden, offering a pleasant and private outdoor space suitable for families and 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

Council Tax Band C

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