



# THE OLD COAL HOUSE

SANDY LANE | KIDDERMINSTER | DY11 5QZ









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Bewdley 4 miles | Bridgnorth 13 miles | Stourbridge 10 miles | Worcester 17 miles | Birmingham 23 miles.  
(all mileages are approximate)

STUNNING BESPOKE DETACHED HOME IDEALLY POSITIONED  
SURROUNDED BY BEAUTIFULLY LANDSCAPED GARDENS AND  
BREATHTAKING COUNTRYSIDE VIEWS.

Unique Single Story Design & Layout  
Four Bedrooms & Three Bathrooms  
Impressive Open Plan Kitchen Living & Dining Space  
Master En-Suite & Walk in Wardrobe  
Detached Triple Garage & Detached Timber Cabin



**Kidderminster Office**

Gavel House, 137 Franche Road,  
Kidderminster, Worcestershire, DY11 5AP

**T:** 01562 820880

**E:** [kidderminster@hallsgb.com](mailto:kidderminster@hallsgb.com)

Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

The Old Coal House is a stunning contemporary detached home with a modern sleek design providing spacious single storey accommodation, beautifully situated within a convenient yet peaceful rural location with outstanding surrounding countryside. Sitting within a unique development of just two detached properties, The Old Coal House is accessed via a single track lane off the Bridgnorth Road.

Double electrically operated gates give way to a private gravelled driveway flanked by architectural low level walls and the driveway provides generous off road parking space with access to the detached triple garage.

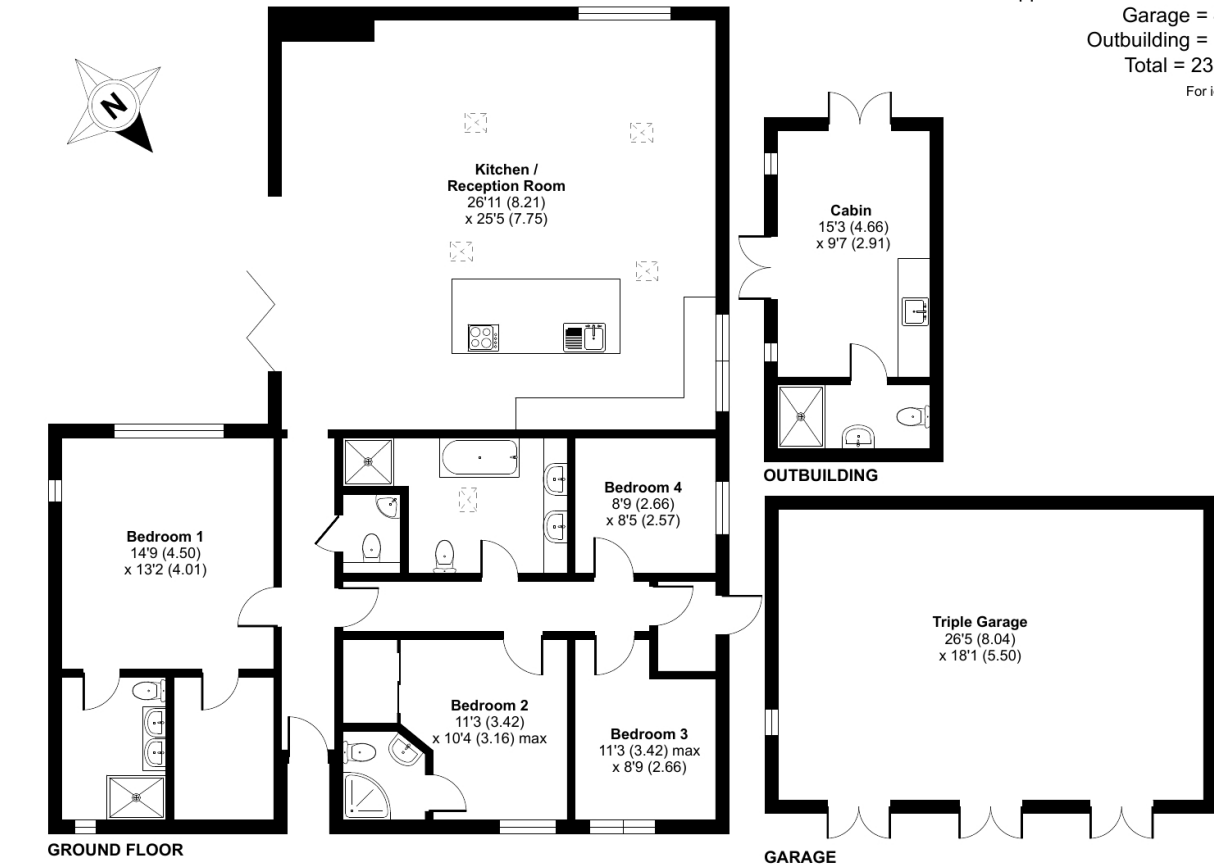
## SITUATION

Located on the northern edge of Kidderminster in a picturesque rural setting, this property offers easy access to local amenities, the nearby village of Wolverley (under 2 miles away), and the popular riverside town of Bewdley. Bewdley, known as a charming Georgian town, offers a full range of amenities and scenic views of the River Severn. Just a mile away, Wolverley is a sought-after village with shops, pubs, playing fields, and well-regarded schools, including Heathfield School and Wolverley Sebright VA Primary.

## PROPERTY

Entered through a solid oak double-glazed door, the light and airy reception hall leads into a spacious open-plan kitchen, dining, and living area with a new solid wood floor, log burner, and abundant natural light from skylights, bi-fold doors, and a picture window overlooking the landscaped gardens and countryside.

The bespoke kitchen includes granite worktops, soft-close units, a large island with an inset sink, halogen hob, pop-up extractor, electric oven, warming oven, dishwasher and space for American Style Fridge Freezer. The living area is centered around an exposed brick fireplace with a granite hearth.



Approximate Area = 1643 sq ft / 152.6 sq m  
Garage = 476 sq ft / 44.2 sq m  
Outbuilding = 187 sq ft / 17.3 sq m  
Total = 2306 sq ft / 214.1 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). © nchecom 2025. Produced for Halls. REF: 1310401

The generous master bedroom is beautifully presented, with feature floor to ceiling window to accommodate the view beyond, a large walk in wardrobe and recently re-fitted en-suite shower room.

An inner hallway accesses three further bedrooms and an impressive family bathroom. Bedroom two has fitted wardrobes and contemporary en-suite shower room.

The spacious family bathroom features full tiling, a white suite with 'his & hers' sinks, modern stainless steel taps, a walk-in shower with non-slip tray, inset spotlights, and a pitched ceiling with a solar-powered Velux window.

A rear utility room can be found with space and plumbing for automatic washing machine also housing the electrics and boiler with glazed pedestrian door to the rear.





## GARDENS, GROUNDS & OUTBUILDINGS

Surrounded by landscaped private gardens on all sides, the property offers ample off-road parking, complemented by rendered low-level retaining walls with concealed lighting.

The detached triple garage, built of concrete block and brick with a pitched slate roof, features triple timber double doors. It includes a concrete hard-standing, power, lighting, and a striking floor-to-ceiling obscure glazed window, ideal for use as a workshop, storage space, home gym, or office.

A flagstone path encircles the property, with level lawned areas to the front and side, a front patio, and gravel steps leading to a raised rear section.

There is a superb detached timber cabin offers a covered seating area and enjoys complete privacy and stunning rural views. Inside, the cabin includes a generous main room with a Belfast sink, fitted cupboards, solid wood work surface, and double-aspect French doors. An en-suite shower room features a shower, vanity unit, and W.C., making it a versatile space for additional accommodation.



## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## DIRECTIONS

From the agents office in Franche Road proceed in a northerly direction and at the roundabout take the second exit onto the Bridgnorth Road, A442.

After a short distance take the first left turn onto Sandy Lane and follow the lane around to the right where The Old Coal House will be found on the left hand side as indicated by the agents For Sale board.

## 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.



## SERVICES

Mains water, electricity, oil fired central heating are understood to be connected. Drainage by septic tank. None of these services have been tested.

## FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

## IMPORTANT NOTICE

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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.







