



THE MOUNT

WOLVERLEY | KIDDERMINSTER | DY10 3RP





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WOLVERLEY ROAD | WOLVERLEY | KIDDERMINSTER | DY10 3RP

Kidderminster 2.5 miles | Bewdley 5 miles | Stourbridge 9 miles | Birmingham 24 miles | Worcester 17.5 miles
(all mileages are approximate)

A DELIGHTFUL DETACHED DOUBLE FRONTED COTTAGE OFFERING
EXTENDED ACCOMMODATION.
VIEWING HIGHLY RECOMMENDED

Three Bedrooms & Two Bathrooms
Four Reception Rooms, Fitted Kitchen & Conservatory
Spacious Plot & Gated Driveway
Attractive Private Gardens & Summerhouse
Desirable Village Location



Kidderminster Office

Gavel House, 137 Franche Road,
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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Halls are delighted to offer for sale this wonderful detached double fronted cottage. Offering extended accommodation to create a deceptively spacious family home in this most desirable village location.

With three double bedrooms and two bathrooms on the first floor, all with lovely rural views, the ground floor offers four reception rooms as well as a conservatory overlooking the private gardens and a well-appointed fitted kitchen and ground floor cloakroom.

The property sits within private gardens with access to all sides. With a gated driveway providing parking to the front and side, attractive rear gardens with various seating areas and which include a detached timber summerhouse and attached shed.

SITUATION

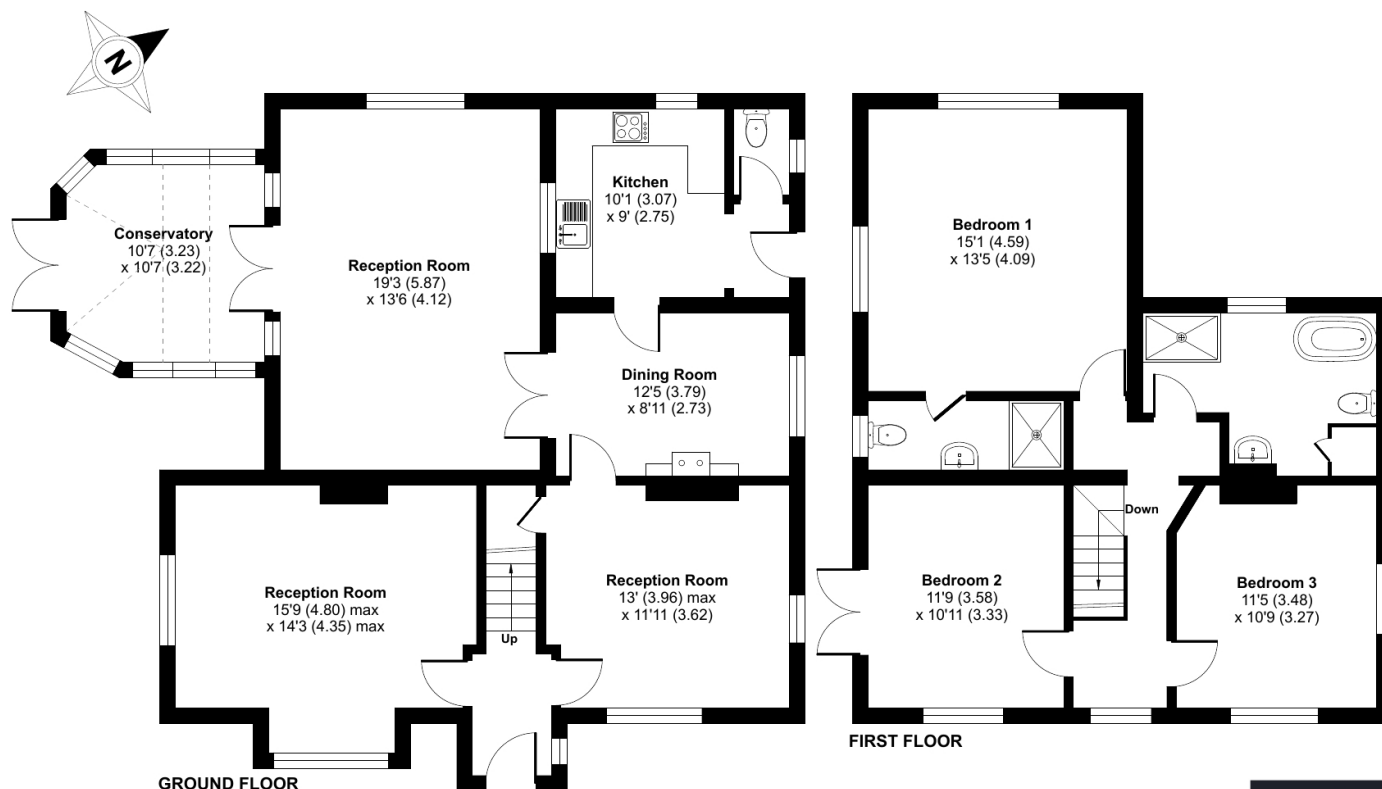
The Mount is well located on the outskirts village of Wolverley to the northern side of Kidderminster with great access to surrounding areas such as Kidderminster, the beautiful historic Georgian town of Bewdley and further north Stourbridge, Birmingham and the Midlands along with the Motorway network.

The village of Wolverley offers much in the way of amenities including a church, shops and pubs, local playing fields and well thought of local schools including Heathfield School and Day Nursery and Wolverley Sebright VA Primary School..

PROPERTY

Accessed via a private driveway off Wolverley Road, this charming village edge property offers ample parking and is entered through double cast iron gates.

Inside, the reception hall leads to two front reception rooms, both featuring dual aspect windows, exposed ceiling timbers and original fireplaces.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1305887





GARDENS & GROUNDS

The property is approached through double cast iron gates with generous and private gardens with access to all sides. There is plenty of hardstanding to the front and side for parking.

The garden areas extend to both sides and the rear of the property with a number of paved seating areas.

A level lawn with a combination of mature hedge borders and wooden panel fencing, creating an attractive, private and enclosed outdoor space.

There is also a large detached wooden summerhouse with attached shed, with covered veranda and a large paved patio to its front.

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.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage. None of these services have been tested.

FIXTURES & FITTINGS

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

LOCAL AUTHORITY

Wyre Forest

COUNCIL TAX

Council Tax Band – E

EPC

Rating - D

DIRECTIONS

What3Words: ///slows.life.pirate

From the agents office in Franche road, proceed in a northerly direction for a short distance and at the roundabout take the third exit on Franche Road in the direction of Wolverley. At the next roundabout take the third exit onto the B4189, Wolverley Road where The Mount will be found after a short distance on the right hand side as indicated by the agents For Sale board.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

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.



