

FOR SALE

10 Woodhampton Close, Stourport-On-Severn, DY13 0HY



Approximate Area = 959 sq ft / 89 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 1101 sq ft / 102.1 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). © richcom 2025. Produced for Halls. REF: 1358202

FOR SALE

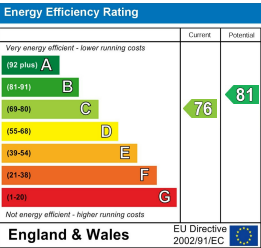
Offers in the region of £275,000

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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



01562 820880

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



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Mileage (all distances approximate)
Kidderminster 6 miles, Stourport Town Centre 4 miles, Bewdley 4 miles, Worcester 12, miles
Birmingham 23 miles.



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- Detached family home in a quiet cul-de-sac location
- Three double bedrooms and two bathrooms
- Spacious lounge with dining area
- Fitted kitchen and separate utility room
- Ground floor cloakroom
- Private rear gardens with patio and lawn
- Integral garage and driveway parking
- Popular residential setting close to town amenities
- No Onward Chain - Viewing Recommended

DESCRIPTION

Halls are pleased to offer for sale this well proportioned detached family home in this quiet and sought after location in Stourport by Private Treaty.

A well-presented detached family home located in a quiet cul-de-sac on the edge of Stourport-on-Severn. The property offers three double bedrooms, two bathrooms, spacious living accommodation, utility room, cloakroom, private gardens, garage and driveway parking, making it an excellent family home.

The property is available with no onward chain.

SITUATION

10 Woodhampton Close enjoys a peaceful residential setting on the edge of Stourport-on-Severn, within easy reach of the town's shops, schools, and everyday amenities. The property is well placed for access to nearby Kidderminster and Worcester, both offering wider shopping and leisure facilities, as well as rail services to Birmingham, Worcester and beyond. The Worcestershire countryside is close by, with numerous opportunities for walking, cycling and recreation.

SCHOOLING

The area is well served by local schools, including St Bartholomew's CE Primary School and Burlish Park Primary School for younger children, with The Stourport High School and Sixth Form College providing secondary education. Independent schools can be found in Worcester, including King's Worcester and RGS Worcester, both within commutable distance.

DIRECTIONS

Leave Stourport town centre and proceed over the river bridge onto the A451. Continue along and take a left-hand turning onto the B4196 (Areley Common). Turn left immediately onto Hermitage Way and follow the road before turning right into Woodhampton Close, where number 10 will be found within the cul-de-sac as indicated by the agents For Sale board.

THE PROPERTY

The property is approached via a tarmac driveway leading to the integral garage, with a neat lawned fore garden and gated side access to the rear. A covered porch opens into the reception hall, with stairs to the first floor and access to the main accommodation.

The generous living room features a coal-effect electric fireplace and a large front-facing window. To the rear, the dining room enjoys views to the garden via sliding glazed doors. The fitted kitchen offers a range of matching wall and base units with work surfaces, inset sink, Belling double oven and four-ring electric hob. There is also space for a dishwasher, a useful understairs cupboard, and ample room for a dining table and chairs.

The utility room provides additional storage with cupboards, sink, and space for both washing machine and tumble dryer. From here there is access to the cloakroom, fitted with WC and wash hand basin, and to the rear garden.

On the first floor, the landing includes a storage cupboard and loft access. The principal bedroom benefits from an en-suite shower room with WC and vanity basin.

Two further double bedrooms are located to the front and rear. A family shower room completes the accommodation, comprising a corner shower cubicle, WC, and pedestal wash hand basin.

OUTSIDE

To the front, the property has a neat lawned garden and driveway providing off-road parking and access to the garage.

The rear garden is mainly laid to lawn with an initial patio seating area, bordered by panel fencing to ensure privacy. There is also an outside water supply and gated side access.

The integral garage includes an up-and-over door, power, lighting.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

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 D on the local authority register.

TENURE

Freehold with Vacant Possession upon Completion.

WHAT3WORDS

///sending.relishing.torn

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