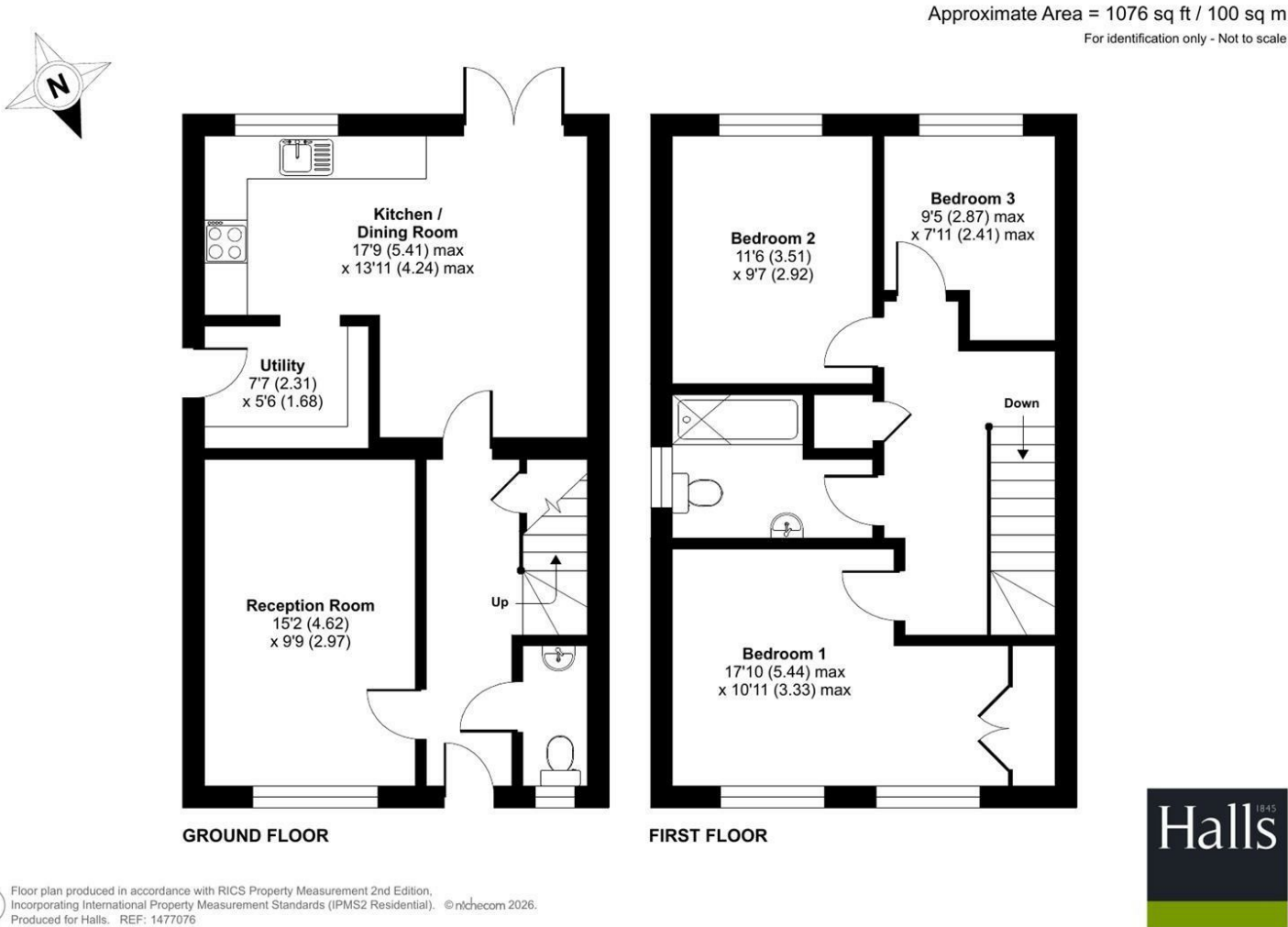


FOR SALE

3 Blacksmiths Piece Astley Cross, Stourport-On-Severn, DY13 0SJ



FOR SALE

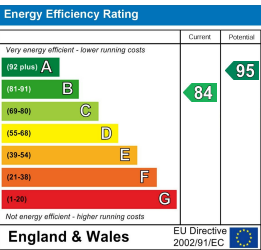
Offers in the region of £340,000

3 Blacksmiths Piece Astley Cross, Stourport-On-Severn, DY13 0SJ

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



A stylish modern three-bedroom detached home, offering spacious accommodation, private gardens and excellent convenience for local amenities.



01562 820880

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Modern three-bedroom detached home
- Spacious living room
- Contemporary kitchen/dining room
- Recently renovated garden
- Private rear garden and patio
- Utility room and ground floor WC

Halls are delighted with instructions to offer Blacksmiths Piece, this modern three-bedroom detached family home presents an excellent opportunity for first-time buyers, growing families or those seeking a well-presented home in a convenient location.

SITUATION

Astley Cross is a popular residential area located on the edge of Stourport-on-Severn, offering convenient access to a range of local amenities, schools and transport links.

The historic riverside town centre provides an excellent selection of shops, cafes, restaurants and leisure facilities, whilst nearby Kidderminster offers further retail and rail connections.

W3W

///pasta.hairspray.affirming



DIRECTIONS

From the agent's office on the Franche Road, head towards the Stourport Rd/A451. Continue to follow A451, then turn slightly left onto Gilgal/A4025 then slight right onto Mitton St/A4025. Turn left onto Lion Hill/A451 and then right onto York Street.

Take the first exit at the roundabout onto Dunley Road/A451, continuing for a mile before turning left onto Pearl Lane/B4194.

Turn left onto Dickens Drive and then left again onto Blacksmiths Piece, where the property will be on your left.

SCHOOLING

The property is well placed for a range of well-regarded schooling options within Stourport-On-Severn and the surrounding area and is within the catchment area for The Chantry School, Martley.

Primary education is available at Astley C of E Primary School, St Bartholomew's C of E Primary School, Burlish Park Primary School and Stourport Primary Academy, all offering established local provision.

For secondary education, The Stourport High School and Sixth Form College provides comprehensive schooling within the town, with further options available in nearby Kidderminster, broadening the choice for families.

PROPERTY

The ground floor comprises an inviting entrance hall, cloakroom/WC, generous reception room and a stylish kitchen/dining room providing an excellent space for both everyday living and entertaining.



To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom, together with a contemporary family bathroom serving all bedrooms.

The property benefits from modern fittings throughout and is presented in excellent decorative order.

OUTSIDE

Externally, the property enjoys driveway parking to the side together with an enclosed rear garden designed for ease of maintenance.

A substantial terrace of porcelain tiles provides an ideal setting for outdoor dining, entertaining and enjoying the sunny aspect, whilst the artificial lawn provides a low-maintenance outdoor space ideal for children and pets

The garden is fully enclosed, creating a safe and private environment for family life.

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

Malvern Hills District Council, The Council House, Avenue Road, Malvern, WR14 3AF



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 £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.