



50 Hanstone Road, Stourport on Severn

G HERBERT
BANKS

EST. 1898

50 Hanstone Road Stourport on Severn DY13 0HA

An appealing mid terraced house with attractive rear aspect.

- Reception hall, lounge, dining kitchen, three bedrooms, family bathroom.
- Rear hall area with WC, store and utility area.
- Paved front area. Long rear garden with adjoining area and lovely view over the rear parkland.

Situation

50 Hanstone Road is situated in the popular and mature residential area towards the outskirts of Stourport on Severn. It lies within a short distance of a good range of local shops including a co-op/post office and pharmacy in the nearby Areley Kings area.

Stourport town centre which lies within walking distance provides an extensive range of amenities including both junior and senior schools, a range of independent pubs, cafes, bars and restaurants, Tesco and Lidl supermarkets.

The beautiful canal basin is a magnificent feature in the centre of the town from which there are glorious views along the River Severn.

The principal Wyre Forest town of Kidderminster is just over two miles and the town benefits from a mainline railway station with connections Birmingham, London and Worcester.

There is M5 motorway access via junction 3 at Quinton, junction 4 at Lydiate Ash and junction 5 at Wychbold.

Description

This welcoming mid terraced house has double glazed and centrally heated accommodation.

50 Hanstone Road is approached by a good sized reception hall with understairs storage area with cloaks hooks.

The lounge has a window to front and timber shelving.

Lying the rear of the house is a well fitted dining kitchen with a range of oak fronted wall and floor mounted cupboards, four ring ceramic hob with electric oven beneath and extractor over, recess for fridge and freezer, sink unit, quarry tiled floor and useful integral pantry cupboard.

A door off the kitchen leads to a rear hall area with double glazed door to exterior, WC, separate store and half stable door to a utility area with plumbing for washing machine.

The first floor has a central landing off which lie the three bedrooms.

The family bathroom has a white suite with cast iron bath in tiled surround with fitted shower unit, vanity wash hand basin with cupboard beneath and WC.

Outside

Fronting the property is a hardstanding area. There is access to an alley leading to the rear of the property. This is shared with an adjoining property.

The good length rear garden has an initial paved area together with a covered area, several specimen trees, small area of astro turf and two timber garden sheds. A timber gate leads to a rear garden area providing potential for the erection of a garage, subject to any appropriate consents.

GENERAL INFORMATION

Energy Performance

Current Rating: 75C

Potential Rating: 79C

Carried out: 11th May 2026

Services

Mains electricity, water, gas and drainage. Gas fired central heating.

Local Authority

Wyre Forest District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office

Tel: 01299 896968

Directions

What3words: ///president.bumping.hedgehog

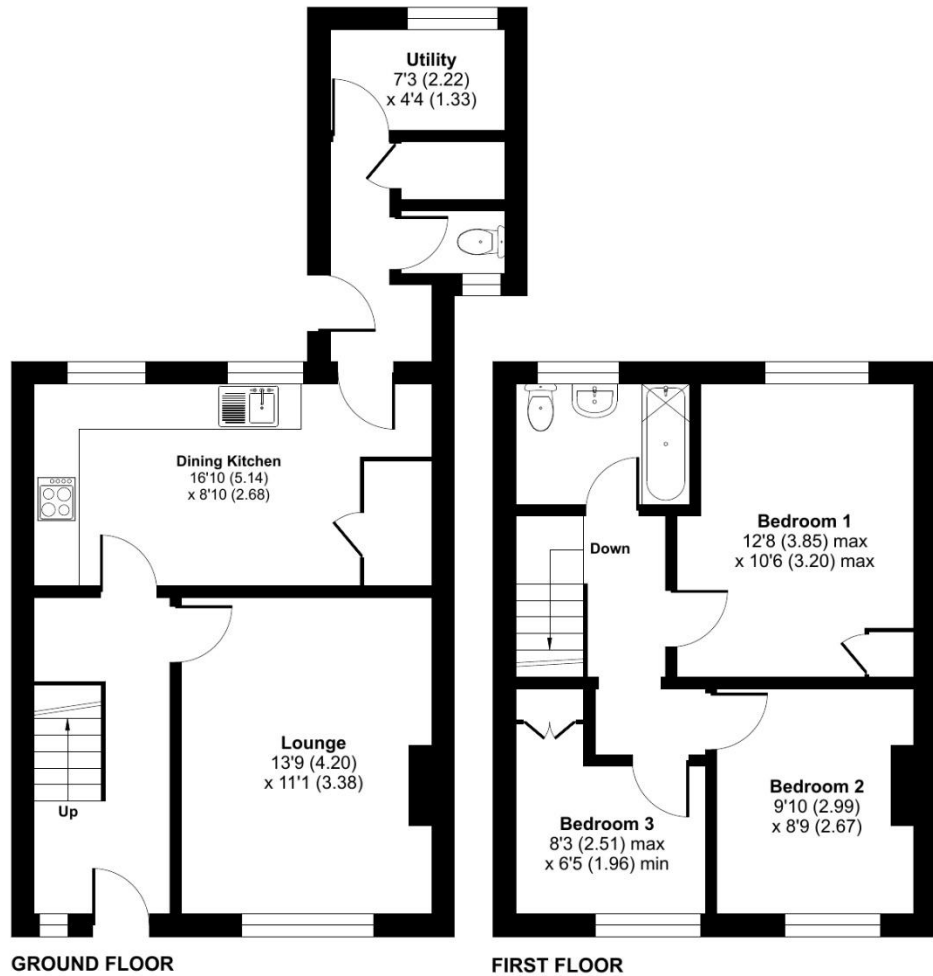
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

Hanstone Road, Stourport-on-Severn, DY13

Approximate Area = 902 sq ft / 83.8 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Ashdown 2020. Produced for G Herbert Banks LLP. 01299 896 968

G HERBERT BANKS

EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
 Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

