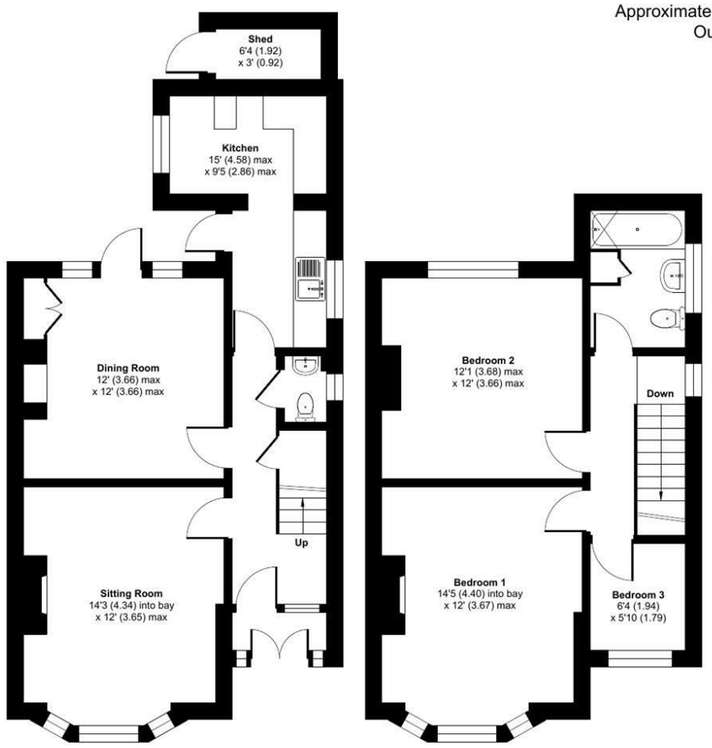
FOR SALE

66 Lickhill Road, Stourport-On-Severn, DY13 8SD

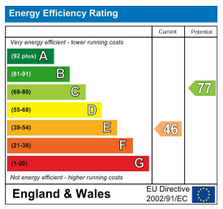
Approximate Area = 1000 sq ft / 92.9 sq m
Outbuilding = 19 sq ft / 1.7 sq m
Total = 1019 sq ft / 94.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1458795

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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FOR SALE

Offers Over £250,000

66 Lickhill Road, Stourport-On-Severn, DY13 8SD

An attractive three-bedroom detached family home offering well-proportioned accommodation, two reception rooms, conveniently situated within easy reach of Stourport-on-Severn town centre and local amenities. Offered to the market with no onward chain.







FOR SALE

2 Reception Room/s

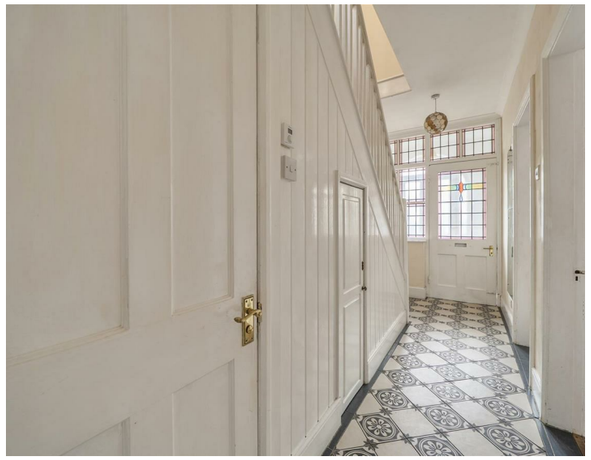
3 Bedroom/s

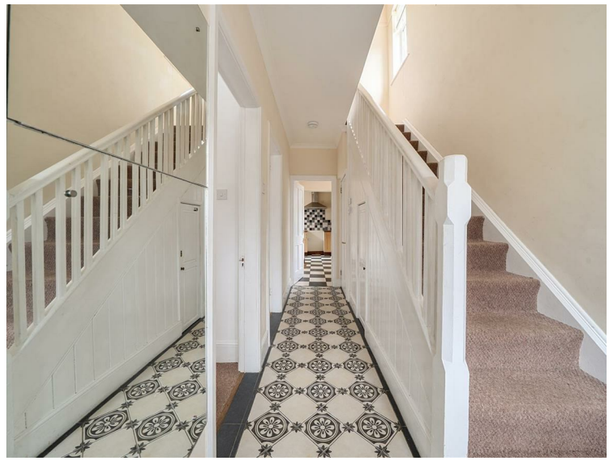
1 Bath/Shower Room/s











- **No Onward Chain**
- **Attractive detached family home**
- **Two spacious reception rooms**
- **Driveway parking**
- **Convenient location for amenities and commuting**
- **Downstairs W/C**

DESCRIPTION
Halls are delighted with instructions to offer Lickhill Road for sale by Private Treaty.

This attractive detached home offers well-proportioned accommodation arranged over two floors, ideal for modern family living. The property benefits from two reception rooms, a fitted kitchen overlooking the rear garden and three bedrooms served by a family bathroom. Well maintained throughout, the accommodation is light, versatile and ready for a purchaser to personalise to their own taste.

SITUATION
The property is conveniently situated within the popular riverside town of Stourport-on-Severn, offering a wide range of local amenities including supermarkets, independent shops, cafes, restaurants and leisure facilities.

The area is well placed for commuting with excellent road links via the A456 and A449, providing access towards Kidderminster, Worcester and the wider Midlands motorway network. The nearby Wyre Forest and River Severn also provide excellent recreational opportunities including walking, cycling and riverside pursuits.

W3W
///trio.empire.merit

DIRECTIONS
From the Halls office at 137 Franche Road, Kidderminster (DY11 5AP), head north and take the first exit at the roundabout onto Habberley Lane (B4190). Continue along Habberley Lane before turning left onto Kidderminster Road and proceed onto the A456.

Follow the A456 towards Bewdley and Stourport-on-Severn. At the roundabout, take the 1st exit onto Stourport Rd/B4195, turn right onto Lickhill Rd North. Continue onto Lower Lickhill Rd
Turn left to stay on Lickhill Rd the property will be found on the left.

SCHOOLING
The property is well placed for schooling, with a strong selection of highly regarded primary and secondary schools nearby. Popular primary options include Stourport Primary Academy, Lickhill Primary School and St Bartholomew's C of E Primary School & Nursery, all serving the wider Stourport-on-Severn area.

For secondary education, Stourport High School and VIth Form College provides well-regarded secondary and sixth form facilities, with further nearby options including King Charles I School, Holy Trinity School and The Bewdley School in the surrounding area.

PROPERTY
This attractive detached property offers spacious and versatile accommodation arranged over two floors, ideal for modern family living. The property is approached via an entrance hallway leading through to two well-proportioned reception rooms, both enjoying excellent natural light and offering flexibility for sitting, dining or entertaining purposes and downstairs cloakroom. The kitchen is fitted with a range of wall and base units with ample work surface space, together with views over the rear garden. The ground floor layout is practical and well balanced, providing excellent everyday living accommodation. To the first floor are three bedrooms, including two generous double rooms, all served by a family bathroom fitted with a modern suite. The accommodation throughout is light, well maintained and ready for a purchaser to personalise to their own requirements

OUTSIDE
Externally, the property benefits from a private and enclosed rear garden, mainly laid to patio and lawn, providing an excellent outdoor entertaining and family space. There is also a useful brick-built outbuilding/store offering additional practicality.

To the front of the property is a driveway providing off-road parking together with an attractive frontage enhancing the home's kerb appeal.

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
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.

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 £36 (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