



MELROSE HOUSE, 11 BEWDLEY HILL

KIDDERMINSTER | WORCESTERSHIRE | DY11 6BS





MELROSE HOUSE

11 BEWDLEY HILL | KIDDERMINSTER | DY11 6BS

Bewdley 2.5 miles | Worcester 15 miles | Birmingham 28 miles | Cheltenham 42 miles
(all mileages are approximate)

AN ELEGANT FOUR-BEDROOM PERIOD RESIDENCE OFFERING SPACIOUS ACCOMMODATION

Elegant detached period residence over 2100sq ft
Four spacious bedrooms
Two versatile reception rooms
Character features throughout
Popular and convenient Kidderminster location



Kidderminster Office

Gavel House, 137 Franche Road,
Kidderminster, Worcestershire, DY11 5AP

T: 01562 820880

E: kidderminster@hallsgb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

A substantial four-bedroom detached period home offering spacious and versatile accommodation, character features, generous gardens and driveway parking, ideally situated within a sought-after area of Kidderminster.

SITUATION

The property is conveniently situated within easy reach of Kidderminster town centre, offering access to a wide range of amenities including shops, supermarkets, cafés and leisure facilities.

Excellent transport links are available nearby via the A456 and A449, providing straightforward access towards Worcester, Birmingham and the wider Midlands motorway network.ies, including cultural and artistic attractions.

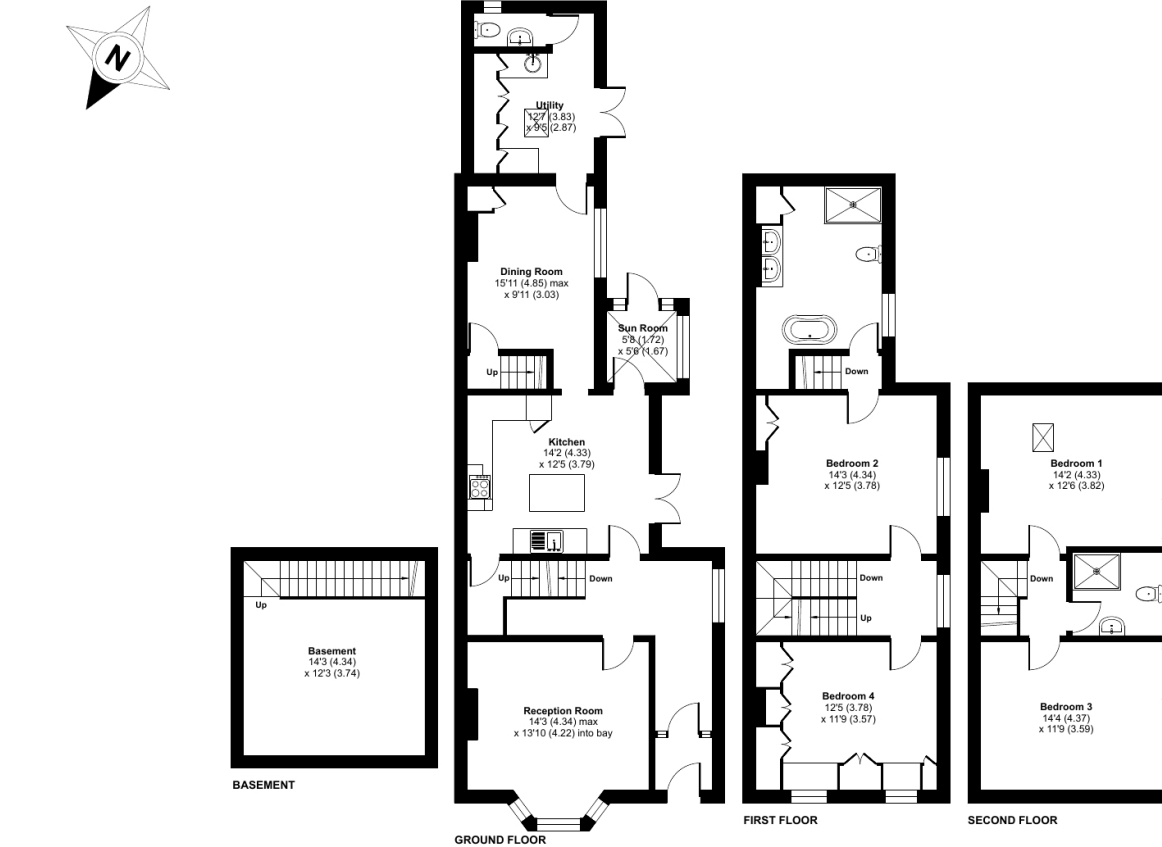
PROPERTY

An elegant and substantial four-bedroom detached period property, beautifully positioned within a popular and convenient area of Kidderminster. Retaining a wealth of character and charm throughout, the property offers spacious and versatile accommodation ideally suited to growing families.

The accommodation is arranged over multiple floors and briefly comprises two reception rooms, providing excellent flexibility for formal entertaining, family living and home working.

A fitted kitchen and dining space create a practical everyday living environment, complemented by attractive period detailing including high ceilings, feature fireplaces and bay windows.

A downstairs utility room is located off the dining room and leads to a downstairs cloakroom.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2026. Produced for Halls. REF: 1456329



To the upper floors, the property offers four well-proportioned bedrooms arranged over two levels, providing flexible and versatile accommodation ideally suited to modern family living. The bedrooms are served by two bath/shower room facilities, offering practicality and convenience for larger households, guests or multi-generational living arrangements.

The layout allows excellent flexibility, with potential for home office space, dressing rooms or guest accommodation depending on individual requirements, whilst retaining a spacious and comfortable feel throughout.

In addition, the property benefits from a useful cellar space, ideal for additional storage and perfectly suited for household items, workshop space or further ancillary use.

Approximate Area = 2137 sq ft / 198.5 sq m

For identification only - Not to scale





GARDENS

Externally, the property enjoys a generous and beautifully maintained rear garden, predominantly laid to lawn and providing excellent outdoor space ideally suited to family living, entertaining and relaxation. The garden offers a pleasant and private setting with ample room for children's play areas, outdoor dining and further landscaping if desired.

A decked seating area provides the perfect space for al fresco dining and social occasions, overlooking the gardens and creating an excellent extension of the indoor living accommodation during the warmer months.

The property also benefits from a range of useful outbuildings and storage areas, offering excellent practicality for gardening equipment, workshop use, hobbies or additional general storage.

To the front, a driveway provides convenient off-road parking, whilst the attractive period frontage and mature planting further enhance the property's kerb appeal and welcoming first impression.

SCHOOLING

The area is well served by a range of schooling options. Local primary schools include Sutton Park Primary school, St. John's C of E Primary School, Foley Park Primary while secondary education is provided by Baxter College and King Charles I School, both of which are well regarded and easily accessible. Further state and independent schooling options can be found in the wider Kidderminster, Stourbridge and Worcester areas.

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 benefits from mains water, electricity, gas, and drainage. None of the services, appliances or electrical systems have been tested by Halls.

LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF

COUNCIL TAX

Council Tax Band – E

DIRECTIONS

What3Words ///flesh.ocean.lifted

From the agent's office on Franche Road, head south, taking the 4th exit onto Mason Road and then the first exit at the mini roundabout onto Blakebrook Close. Then turn right onto Bewdley Hill and the property is on your left.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

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.



