



WESTBOURNE HOUSE,

502 CHESTER ROAD SOUTH | KIDDERMINSTER | DY101XD





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Kidderminster 1.5 miles | Bewdley 4.7 miles | Worcester 14 miles | Birmingham 27 miles
(all mileages are approximate)

AN IMPOSING AND SUBSTANTIAL SEVEN BEDROOM PERIOD FAMILY
RESIDENCE OFFERING EXCEPTIONALLY VERSATILE ACCOMMODATION
ARRANGED OVER THREE FLOORS

Striking and characterful family home
Generous and versatile accommodation over three floors
Seven bedrooms
Impressive open-plan kitchen and three reception rooms
Versatile layout that can adapt to changing family needs



Kidderminster Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

A striking and characterful family home, combining the charm and generous proportions of a period property with the space, versatility and sociable layout so well suited to modern family life.

Behind its handsome façade lies an impressive arrangement of accommodation extending over three floors, where traditional character sits comfortably alongside relaxed, contemporary living. The ground floor offers an excellent choice of reception spaces, allowing different areas of the house to be enjoyed for entertaining, family time or quieter moments, whilst the superb open plan kitchen provides a wonderfully sociable heart to the home.

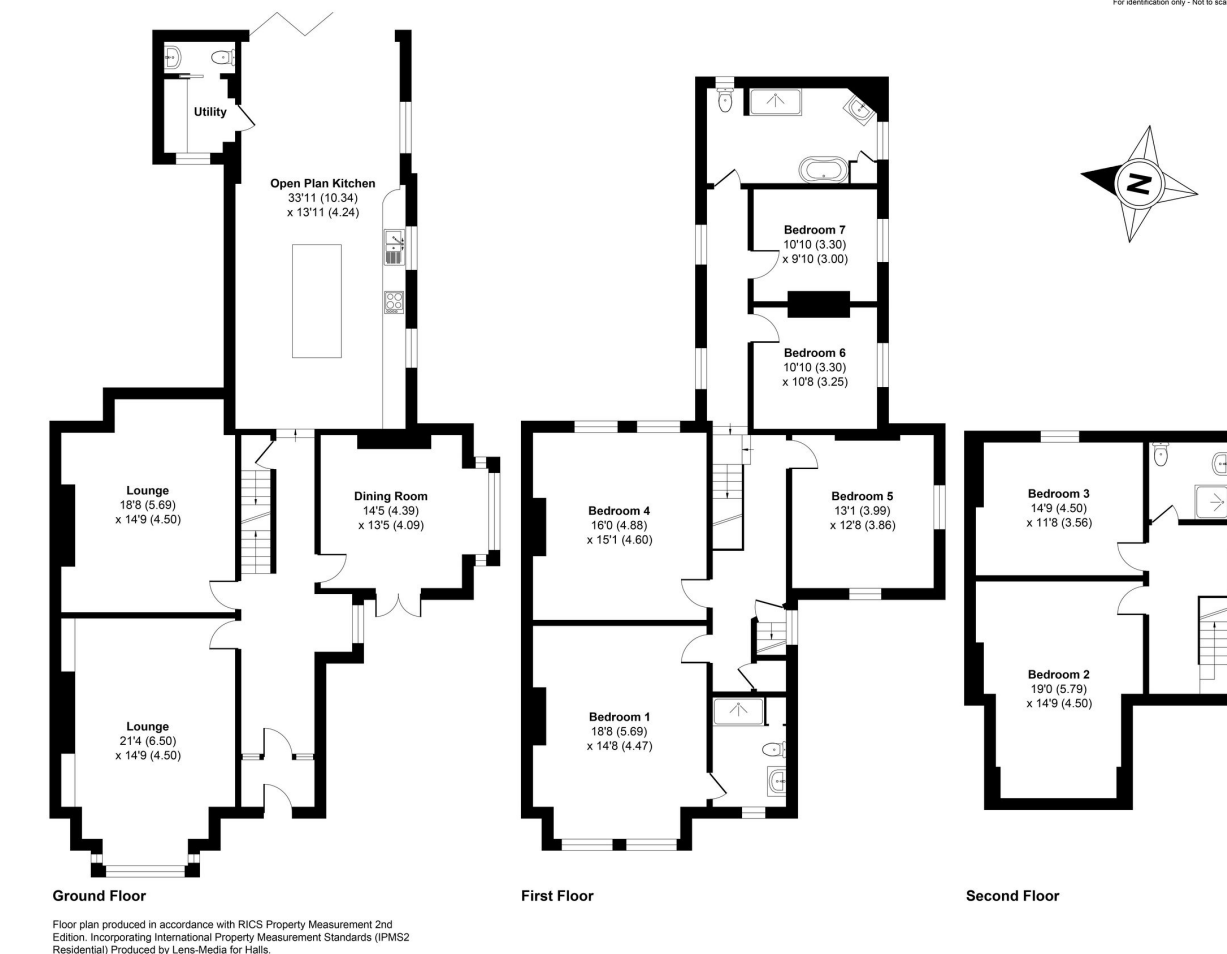
With seven bedrooms arranged across the upper two floors, the property offers exceptional flexibility for a growing family. There is ample scope for children's bedrooms, guest accommodation, home offices or dressing rooms, allowing the house to evolve effortlessly with the changing needs of its owners.

Outside, the established gardens provide a wonderfully leafy backdrop to the house, with mature planting creating privacy and attractive spaces in which to sit, dine and entertain.

Offering an appealing blend of period character, generous family accommodation and modern-day versatility, a distinctive home with both personality and practicality in abundance.

PROPERTY

The property is approached through a covered entrance porch, opening into a welcoming hallway which immediately introduces the sense of space and character found throughout the house. The ground floor has been particularly well arranged for family living, with three individual reception rooms providing an excellent degree of versatility. The principal living room is a generous and inviting space, enhanced by an attractive bay window which brings plenty of natural light into the room.



A further lounge creates a more relaxed everyday family space, whilst the dining room provides an ideal setting for family meals, dinner parties and entertaining. Collectively, these rooms allow the house to accommodate both busy family life and more formal occasions with ease. Extending towards the rear of the property is the impressive open plan kitchen, which forms the natural heart of the home. Generously proportioned and inherently sociable, it offers extensive fitted kitchen

accommodation together with plentiful preparation and storage space, creating a room equally suited to everyday breakfasts, family gatherings and entertaining friends. A separate utility room provides valuable additional practicality.

The staircase rises to the first Floor, where five bedrooms provide an impressive amount of family accommodation. The principal bedroom is particularly spacious, whilst the remaining rooms



offer considerable flexibility for children of differing ages, guests or those wishing to create a dedicated home office or dressing room. A family bathroom and separate shower room serve this floor. The second floor adds another dimension to the versatility of the house, with two further Bedrooms and an additional shower room. This level would work particularly well for older children or teenagers seeking their own space, visiting family and friends, or could provide an excellent combination of bedroom and home-working accommodation.

The arrangement of seven bedrooms over the upper two floors makes an exceptionally adaptable home, capable of comfortably accommodating family life through its many different

OUTSIDE

The gardens provide a mature, leafy setting which complements the character of the property beautifully. To the front, established shrubs and planting create an attractive approach whilst providing a welcome degree of screening and privacy. The gardens continue around the property, with mature trees, shrubs and established planting creating a wonderfully green backdrop. To the rear are paved areas well suited to outdoor seating, dining and entertaining. For a substantial family home in such a convenient position, the established outside space provides an appealing balance between accessibility, privacy and room for family life to extend outdoors.

SCHOOLING

The area is well served by a variety of schooling for children of all ages. Nearby options include Offmore Primary School and Heronswood Primary School, whilst secondary education is available at King Charles I School.

A wider selection of state and independent schooling is available throughout Kidderminster and the surrounding Worcestershire area.

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 7W

COUNCIL TAX & EPC RATING

Council Tax Band - E
Current EPC Rating - D

W3W

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RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing 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 or hedges.

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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate 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 £36 (including VAT) per purchaser.



