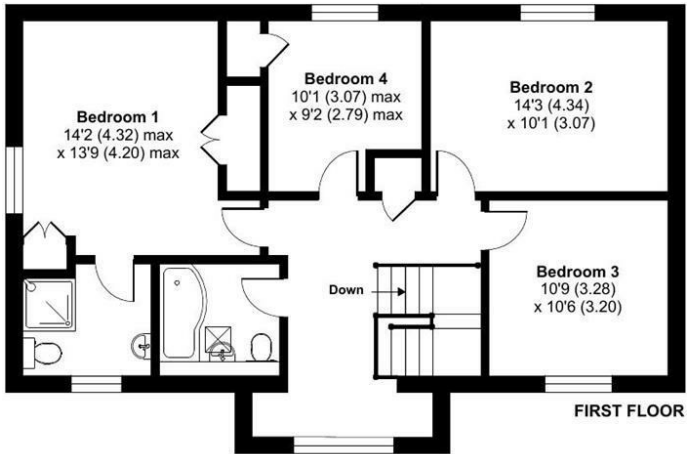
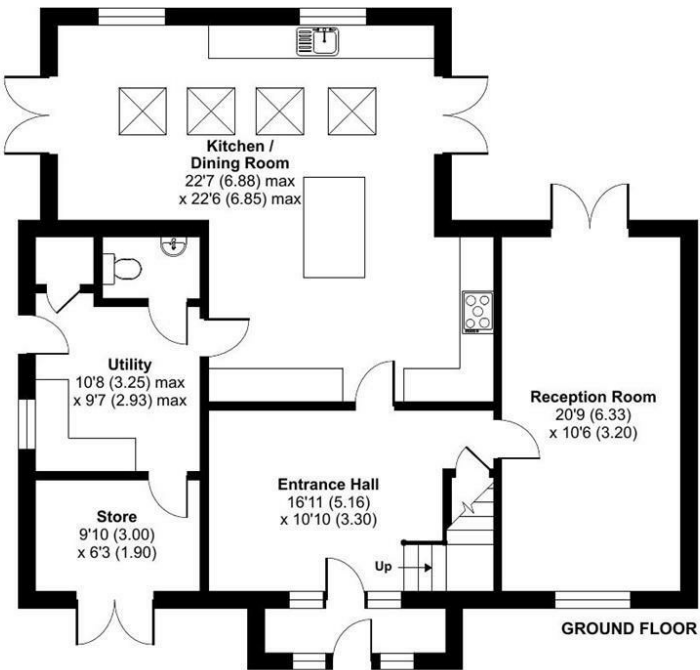


FOR SALE

Warstone Gate Warstone Meadows, Bewdley, DY12 1JB



Approximate Area = 1993 sq ft / 185.1 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). © nñchem 2026. Produced for Halls. REF: 1530106



FOR SALE

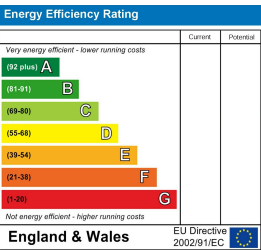
Offers Over £575,000

Warstone Gate Warstone Meadows, Bewdley, DY12 1JB

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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2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Distinctive Home with Attractive Architectural Features
- Four Well-Proportioned Bedrooms
- Superb Kitchen/Dining Room with Central Island
- Generous Reception Room with Garden Access
- Principal Bedroom with En Suite Shower Room
- Enclosed Garden with Paved Entertaining Terrace

Halls are delighted with instructions to offer Warstone Meadows for sale by Private Treaty.

This distinctive home offers generously proportioned accommodation extending to approximately 1,993 sq ft, thoughtfully arranged over two floors. Its attractive brick elevations, prominent gabled entrance and striking arched window create an appealing first impression, whilst the interior combines welcoming living spaces with contemporary fittings.

The ground floor comprises an Entrance Hall, spacious Reception Room and impressive Kitchen/Dining Room, together with a Utility Room, Cloakroom and useful Store.

Four first-floor Bedrooms are served by a family Bathroom and an En Suite Shower Room to the principal bedroom.

Outside, the enclosed rear garden provides an attractive setting for relaxation and entertaining, with a paved terrace adjoining the house and a generous area of lawn

SITUATION

The property occupies a pleasant position within a popular residential setting on the outskirts of the historic riverside town of Bewdley.

The town offers an excellent range of everyday amenities, independent shops, cafés, restaurants and recreational facilities, together with attractive walks along the River Severn and surrounding countryside.

Bewdley is also well placed for access to Kidderminster and the wider West Midlands road network, making the property particularly convenient for those requiring access to surrounding commercial centres whilst retaining the benefits of this highly regarded Worcestershire town.

SCHOOLING

The property is located near to the Bewdley School and Bewdley Primary School, while still being in proximity to St Anne’s CoFE Primary School.

W3W

///grazed.former.fiery

THE PROPERTY

The property is principally accessed through a glazed entrance opening into a spacious and welcoming Entrance Hall, where stairs rise to the first floor and doors lead to the main ground-floor accommodation.

The Reception Room extends to approximately 20’9” in length, providing ample space for comfortable seating and additional furniture.

A front-facing window introduces natural light, whilst glazed double doors open onto the rear garden, creating a welcoming room for both everyday living and entertaining.

A particularly impressive feature is the substantial Kitchen/Dining Room, which offers a superb sociable space at the rear of the property.

Contemporary wall and base units are complemented by contrasting work surfaces, tiled flooring and a central island incorporating breakfast bar seating.

There is ample room for a dining table, whilst a series of rooflights and glazed doors to either side introduce excellent levels of natural light and connect the room with the outdoor space.

Adjoining the kitchen, the Utility Room provides useful ancillary space and external access.

A separate Cloakroom and a Store with double external doors complete the ground-floor accommodation.

Stairs rise to the first-floor landing, where the striking arched window forms an attractive architectural feature.

Doors lead to four well-proportioned Bedrooms, offering flexibility for family accommodation, guests or home working.

The principal Bedroom benefits from fitted wardrobes and an En Suite Shower Room comprising a shower enclosure, wash hand basin and WC. The remaining bedrooms are served by a family Bathroom fitted with a bath, separate shower enclosure, wash hand basin and WC.

OUTSIDE

To the front, a gravelled approach complements the property’s attractive brick elevations and distinctive entrance.

The rear garden is predominantly laid to lawn, with timber fencing defining the boundaries and an established tree providing an attractive focal point. A paved terrace adjoins the house, offering ample space for outdoor furniture and creating an inviting setting for dining, entertaining and relaxation.

Direct access from the kitchen/dining room and reception room allows the garden to be enjoyed as a natural extension of the living accommodation.

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.

There is annual service charge of £150.00.

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 F 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