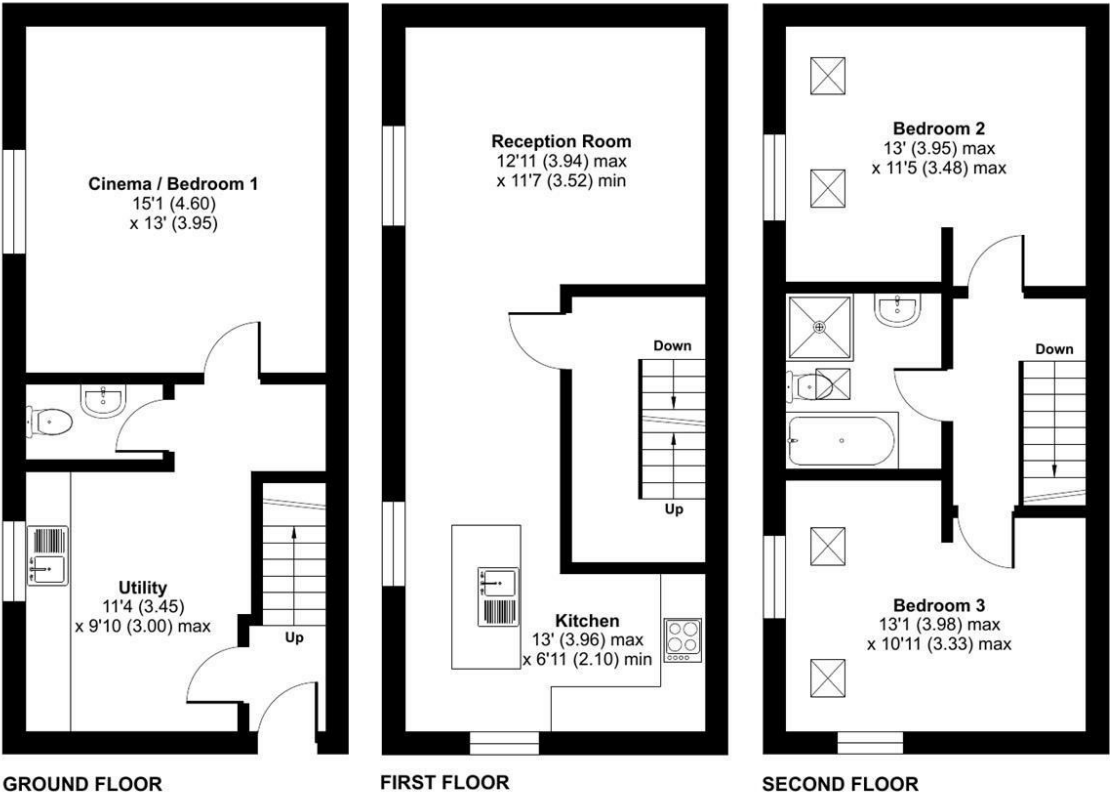


FOR SALE

Church House, 26A Lickhill Road, Stourport-On-Severn, DY13 8SA



Approximate Area = 1206 sq ft / 112 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). © nxlchem 2026. Produced for Halls. REF: 1488987



FOR SALE

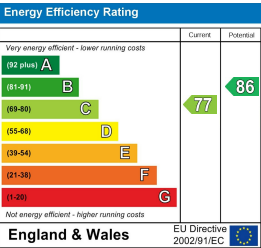
Offers in the region of £285,000

Church House, 26A Lickhill Road, Stourport-On-Severn, DY13 8SA

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



An exceptional three-bedroom conversion of a former church, combining striking period architecture with contemporary living across three impressive floors.



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@hallsgb.com



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01562 820880



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Exceptional former church conversion**
- **Two/Three well proportioned bedrooms**
- **Stunning first-floor reception room with original church windows**
- **Contemporary fitted kitchen and utility room**
- **Versatile cinema room/ bedroom**
- **Character features blended with modern finishes**
- **Private courtyard garden and driveway parking for two cars**

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

Dating back to 1855, this striking period property was originally constructed as a Methodist Hall. With its distinctive heritage and architectural charm, the building provides a rare opportunity to own a home with genuine provenance and distinct individuality.

Extending to approximately 1,206 sq ft, the accommodation is arranged over three floors, offering an abundance of character together with flexible living spaces ideally suited to modern lifestyles.

SITUATION

Lickhill Road is within easy reach of the historic riverside town of Stourport-on-Severn.

The town offers an excellent range of independent shops, cafés, supermarkets, schools and leisure facilities, together with the attractive canal basins and River Severn, providing beautiful walks and recreational opportunities.

Excellent road links connect the property with Kidderminster, Worcester and the wider Midlands motorway network.

W3W

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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 a range of highly regarded schooling options.

Primary education is available locally at Stourport Primary Academy, Burlish Park Primary School and St Bartholomew's CoFe Primary School, whilst secondary education is provided by The Stourport High School and Sixth Form College.

Further state and independent schooling can be found in nearby Kidderminster and Worcester.



PROPERTY

The property is entered via a welcoming entrance hall leading through to the utility room, downstairs cloakroom and a superb cinema room, providing a versatile additional reception space that could equally lend itself to use as a family room, home office, gym, occasional guest accommodation or, subject to a purchaser's individual requirements, form part of an ideal arrangement for multi-generational living.

On the first floor is the beautifully appointed kitchen, fitted with a contemporary range of wall and base units. Complemented by quality work surfaces, integral dishwasher and a Neff slide and Hide oven.

The island unit houses the sink and provides ample space for stools, creating an ideal breakfast bar and informal dining area.

The open layout creates a practical and sociable environment for everyday living.

An impressive open-plan reception room, flooded with natural light and enhanced by the building's striking original church windows. Offering excellent proportions, this wonderful space provides ample room for both seating and dining, creating an ideal setting for entertaining or relaxing.

Throughout, the property has been thoughtfully updated with a tasteful blend of modern finishes and original character, creating a home that is both distinctive and practical.

To the second floor are two bedrooms, both presented to an excellent standard.

The principal bedroom enjoys generous proportions, whilst the remaining bedroom provides flexible accommodation for family members, guests or home working.

These are served by a contemporary family bathroom fitted with a modern white suite to include a bath and separate shower.

OUTSIDE

To the side of the property is a low-maintenance courtyard-style garden, thoughtfully landscaped with attractive planting and decorative pathway, a pleasant space to sit and enjoy the surroundings.

To the front of the property is block-paved double driveway providing off-road parking for two cars.



SERVICES

We understand that the property benefits from mains water, electricity, gas, and drainage.

Superfast 1000 Mbps fibre broadband

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 B 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 £30 (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.