47 BALDWIN ROAD

| STOURPORT-ON-SEVERN | | DY13 9AZ

A beautifully presented two-bedroom Semi detached home with conservatory, garage and enclosed rear garden, ideally positioned within a popular residential location.

Offers in the region of £219,500

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- **Attractive two-bedroom Semi detached home**
- **Beautifully presented throughout**
- **Spacious sitting room with conservatory**
- **Enclosed low-maintenance rear garden**
- **Detached garage and off-road parking**
- **Popular residential location in Stourport-on-Severn**

DESCRIPTION

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

A well-maintained and attractively presented two-bedroom Semi detached property offering bright and practical accommodation throughout, together with a conservatory, private rear garden and detached garage. The property occupies a convenient position within Stourport-on-Severn, well placed for local amenities, schooling and commuter links.

SITUATION

Stourport-on-Severn is a popular Worcestershire town offering a wide range of amenities including supermarkets, independent shops, cafes and riverside attractions. The property is conveniently situated for access to Kidderminster, Bewdley and Worcester, together with the wider Midlands motorway network via the A449 and M5.

The area is well regarded for its schooling and leisure facilities, whilst nearby countryside and canal-side walks provide excellent outdoor recreational opportunities.

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DIRECTIONS

Proceed out of Kidderminster in a southerly direction on the A451 Stourport Road for approximately 3 miles. Continue over the traffic lights and bear left onto the Gilgal and stay in the left hand lane to turn onto Worcester Road, before then turning onto Baldwin Road where you will find the property on the right.

SCHOOLING

The property is well placed for schooling, with a strong selection of highly regarded primary and secondary schools nearby. Popular primary options include Wilden All Saints CE Primary School, Stourport Primary Academy and Lickhill Primary School, 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 The Bewdley School, King Charles I School and Baxter College. Independent schooling is also available within the surrounding Worcestershire area.

PROPERTY

This attractive Semi detached home offers well-proportioned accommodation arranged over two floors, ideally suited to first-time buyers, downsizers or investment purchasers alike. The property is presented in a clean and modern style throughout, benefitting from excellent natural light and a practical layout designed for everyday living.

The accommodation is approached via an entrance hallway leading through to the fitted kitchen, which is appointed with a range of wall and base units together with ample work surface space.

A downstairs cloakroom is located between the kitchen and sitting room.

To the rear of the property is a comfortable sitting room enjoying views over the garden.

Adjoining the sitting room is a delightful conservatory creating an additional reception space currently used as a dining area.

The property benefits from gas-fired central heating and double glazing throughout.

To the first floor are two well-proportioned bedrooms, including a generous principal bedroom together with a further guest bedroom/home office.

These are served by a family bathroom fitted with a modern suite.

OUTSIDE

Externally, the property benefits from an enclosed rear garden designed for ease of maintenance, incorporating patio seating areas ideal for outdoor entertaining.

The property also benefits from a detached garage together with off-road parking situated to the rear of the property.

To the front, the property enjoys an attractive approach with established borders enhancing the overall 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 B on the local authority register.

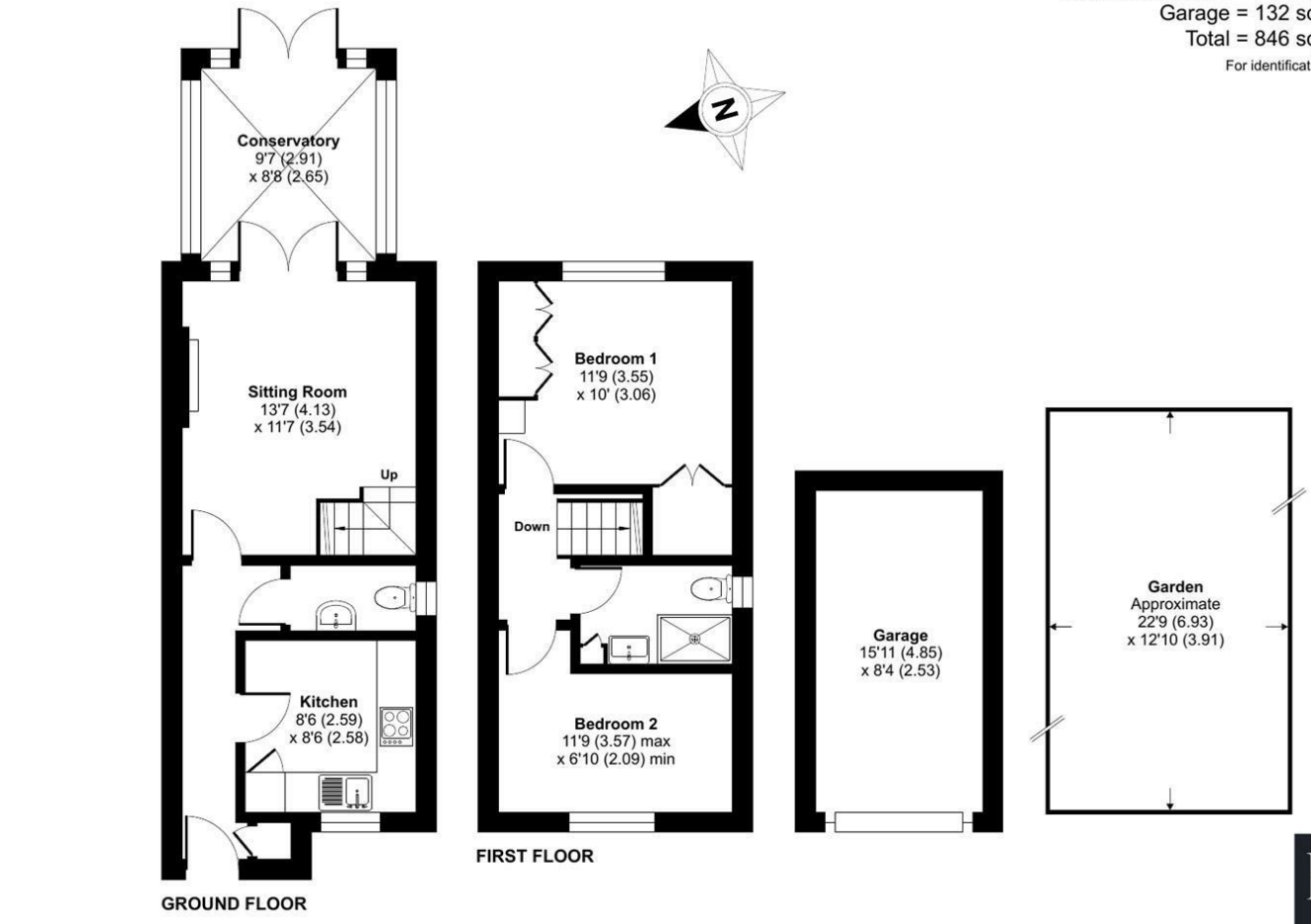
ANTI-MONEY LAUNDERING (AML) CHECKS

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 £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.

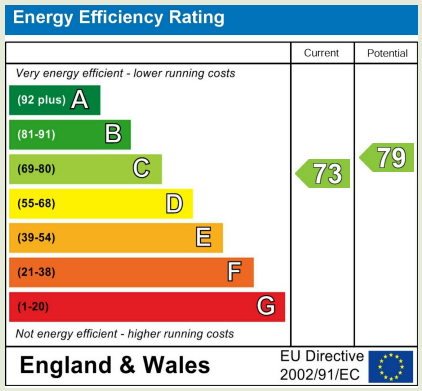
VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP.

Approximate Area = 714 sq ft / 66.3 sq m
Garage = 132 sq ft / 12.3 sq m
Total = 846 sq ft / 78.6 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: 1463130



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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