



38 Moorhall Lane, Stourport on Severn

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38 Moorhall Lane Stourport on Severn DY13 8RB

A very well positioned 1980's family home.

Generous extended accommodation.

Charming large gardens.

- Reception hall, large through lounge, ground floor bedroom with wet room off, inner hallway, cloakroom. Dining room, kitchen, utility room.
- Four bedrooms, en-suite shower room, family bathroom.
- Garage, tarmac driveway, most delightful large lawned garden/mini arboretum with substantial pond.
- In all about 0.632 acres.

Situation

38 Moorhall Lane is a lovely and welcoming 1980's family home with extended accommodation. The house stands in a charming private garden in a quiet location yet remains a short walk to Stourport town centre with its extensive range of amenities. These include both senior and junior schools, Tesco and Lidl supermarkets, a range of independent shops, cafes, bars and restaurants, the iconic canal basin and some fine walks.

The house lies within a short walking distance of the River Severn and the expansive riverside parks together with a direct walk to Bewdley and beyond.

The major Wyre Forest town of Kidderminster is a short driving distance away with its rail connections to Worcester, Birmingham and London. There is M5 motorway access via junctions 3 at Quinton, 4a at Lydiate Ash and 5 at Wychbold. Birmingham is just over 20 miles away.

Description

The house provides spacious family accommodation which is served by an L-shaped reception hall. There is a large through lounge with open stone fireplace. Beyond this is a generously proportioned ground-floor bedroom, with its French doors to the front and adjoining wet room, lends itself readily to use as a self-contained annex which is ideal for multigenerational living or a dependent relative

An inner hallway with cloaks cupboard leads to a cloakroom.

There is a good-sized dining room with bay window to front and direct opening to the fitted kitchen. This provides a pantry cupboard with gas-fired central heating boiler, wall and floor mounted cupboards, four ring Neff gas hob with Zanussi oven and extractor over and CDA dishwasher. A door leads through to:

The utility room with plumbing for washing machine.

On the first floor is a galleried landing with airing cupboard. There are three additional first-floor bedrooms, en-suite shower room, family bathroom and separate WC.

Outside

The house is approached over a tarmac driveway. Please note several adjacent properties have a right of access over this driveway. Adjoining the driveway is a large lawned garden/mini arboretum with a substantial raised pond in paved surround with lilies, a large corner bed and wonderful selection of specimen trees. These include a magnificent Beech, Fir, Oak, Birch, Yew and Fig trees. They lie within an expansive lawn garden which is fully enclosed by mature hedging and various trees.

The house has solar PV and solar thermal (wet) panels helping to keep running costs low and a single garage.

GENERAL INFORMATION

Energy Performance

Current Rating: 70C

Potential Rating: 72C

Carried out: 14th June 2026

Services

Mains electricity, gas, water and drainage. Gas fired central heating.

Local Authority

Wyre Forest District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office

Tel: 01299 896968

Directions

What3words: ///woes.grapes.calms

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

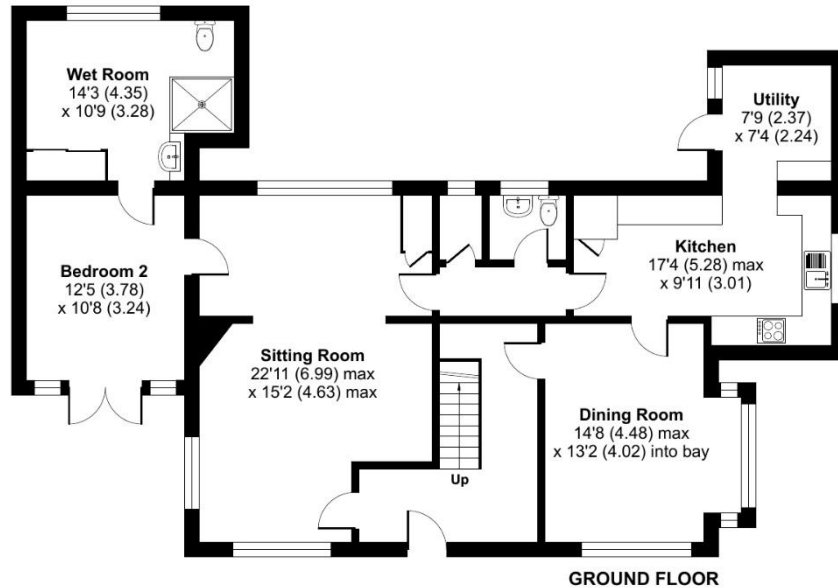
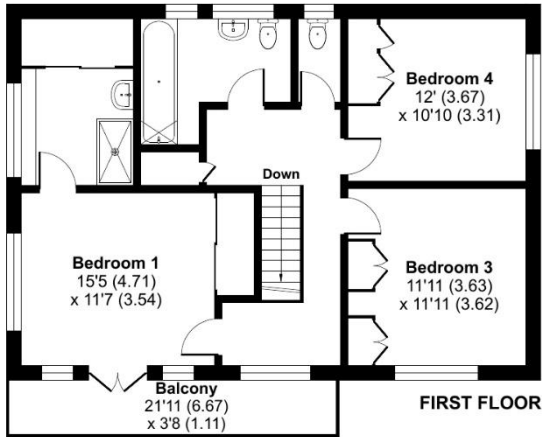
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Moorhall Lane, Stourport-on-Severn, DY13

Approximate Area = 2040 sq ft / 189.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlscom 2026. Produced for G Herbert Banks LLP. REF: 1478652

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