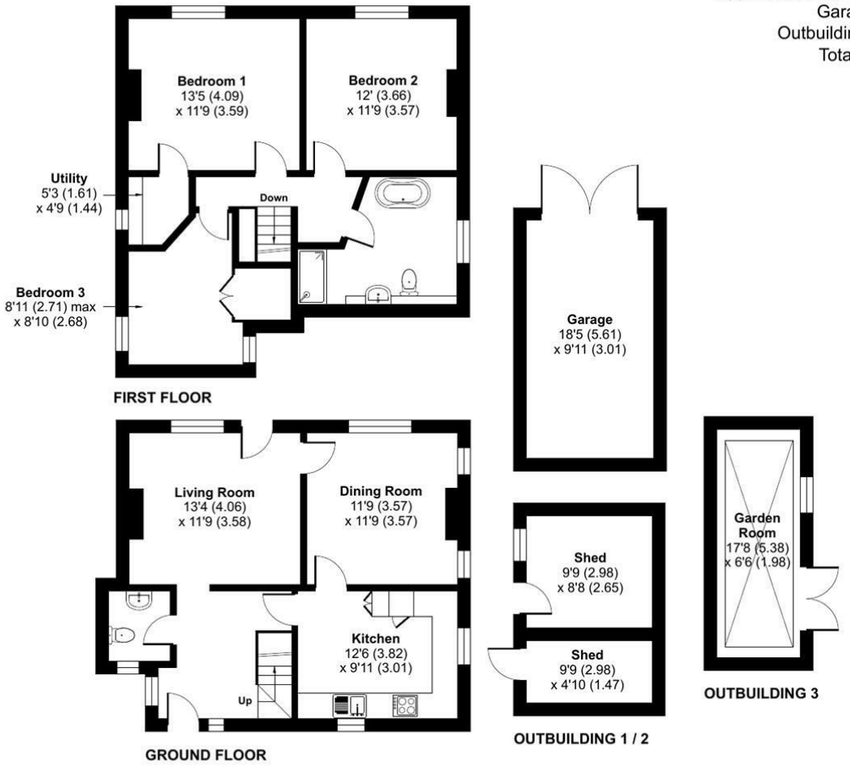
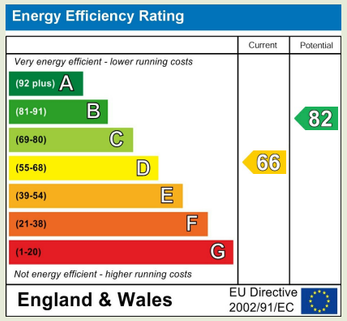
Approximate Area = 1174 sq ft / 109.1 sq m
Garage = 182 sq ft / 16.9 sq m
Outbuildings = 247 sq ft / 22.9 sq m
Total = 1603 sq ft / 148.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1464193



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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The Property Ombudsman

KIDDERMINSTER SALES

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

01562 820880 kidderminster@hallsgb.com

www.hallsgb.com

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.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

WASSELL COTTAGE WOLVERLEY VILLAGE

| KIDDERMINSTER | | DY11 5XA

A charming and beautifully presented period cottage enjoying characterful accommodation, landscaped gardens and a highly sought-after village setting.

Offers in the region of £499,000

2 3 1 D

- Charming semi detached period cottage
- Beautifully presented throughout
- Wealth of exposed beams and character features
- Two spacious reception rooms
- Three well-proportioned bedrooms
- Landscaped rear gardens and entertaining area
- Sought-after Wolverley village location
- Excellent access to Kidderminster and surrounding countryside

DESCRIPTION

Halls are delighted with instructions to offer Wassell Cottage for sale by Private Treaty. This delightful semi detached cottage combines a wealth of character features with tasteful modern presentation, offering spacious and inviting accommodation throughout together with beautifully maintained gardens and a desirable village location within Wolverley.

SITUATION

The property sits within Wolverley with great access to surrounding areas such as Kidderminster, the beautiful historic Georgian town of Bewdley and further north Stourbridge, Birmingham and the Midlands along with the Motorway network.

The village of Wolverley offers much in the way of amenities including a church, shops and pubs, local playing fields and well thought of local schools including Heathfield School and Day Nursery and Wolverley Sebright VA Primary School.

W3W

///from.price.hungry

DIRECTIONS

From the agents office in Franche road, proceed in a northerly direction for a short distance and at the roundabout take the third exit on Franche Road in the direction of Wolverley. At the next roundabout take the third exit onto the B4189, Wolverley Road before turning left onto Blakeshall Lane where the property will be on your left.

SCHOOLING

The property is particularly well placed for schooling, with a strong selection of highly regarded primary and secondary schools serving Wolverley and the surrounding Kidderminster area.

Popular primary options include Wolverley Sebright Primary Academy together with nearby schools such as St Catherine's CofE Primary School, Franche Community Primary School and Offmore Primary School, all of which are well regarded locally.

For secondary education, Wolverley CE Secondary School & Sixth Form provides well-regarded secondary and sixth form facilities within close proximity to the property. Additional nearby options include King Charles I School, Baxter College and Holy Trinity School, offering a broad choice of educational provision.

Independent schooling is also available nearby at Heathfield Knoll School, whilst the wider Worcestershire area provides further educational opportunities across all age groups

PROPERTY

A beautifully appointed period home offering a superb blend of charm, character and modern practicality. The property enjoys a welcoming atmosphere throughout with exposed beams, feature fireplaces and tasteful décor combining to create an exceptional family home.

The accommodation is approached via an inviting entrance hallway leading through to the principal reception accommodation. The main sitting room enjoys excellent proportions together with exposed ceiling timbers and a feature fireplace creating a warm focal point. A further reception/dining room provides an excellent additional entertaining space and enjoys delightful views across the rear gardens. A downstairs cloakroom is located off the hallway.

The stylish kitchen is fitted with a range of traditional style wall and base units together with ample preparation space and integrated appliances, complementing the overall character of the property whilst offering practicality for modern day living.

Throughout the property there is a wonderful sense of warmth and individuality rarely found within homes of this nature.

To the first floor are three well-proportioned bedrooms, all beautifully presented and enjoying pleasant outlooks across the surrounding village setting. These are served by a family bath/shower room fitted with a contemporary suite and roll top bath.

OUTSIDE

Externally, the property enjoys beautifully maintained gardens which perfectly complement the cottage's charming appearance. The rear gardens are predominantly laid to lawn with established borders, mature planting and paved seating areas creating an attractive and private outdoor environment.

A delightful patio terrace provides the ideal space for outdoor dining and entertaining whilst enjoying views back towards the property and surrounding village scenery. The gardens enjoy a wonderful degree of privacy together with a sunny aspect, making them ideal for both relaxation and family enjoyment throughout the seasons. In the garden there is a brick built garden room and brick built sheds.

To the front, the property is approached via an attractive cottage-style frontage enclosed by traditional boundary walling which further enhances the overall kerb appeal.

Opposite the property there is a detached garage with a gravelled parking area for 4 vehicles in front of the garaging.

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 E 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