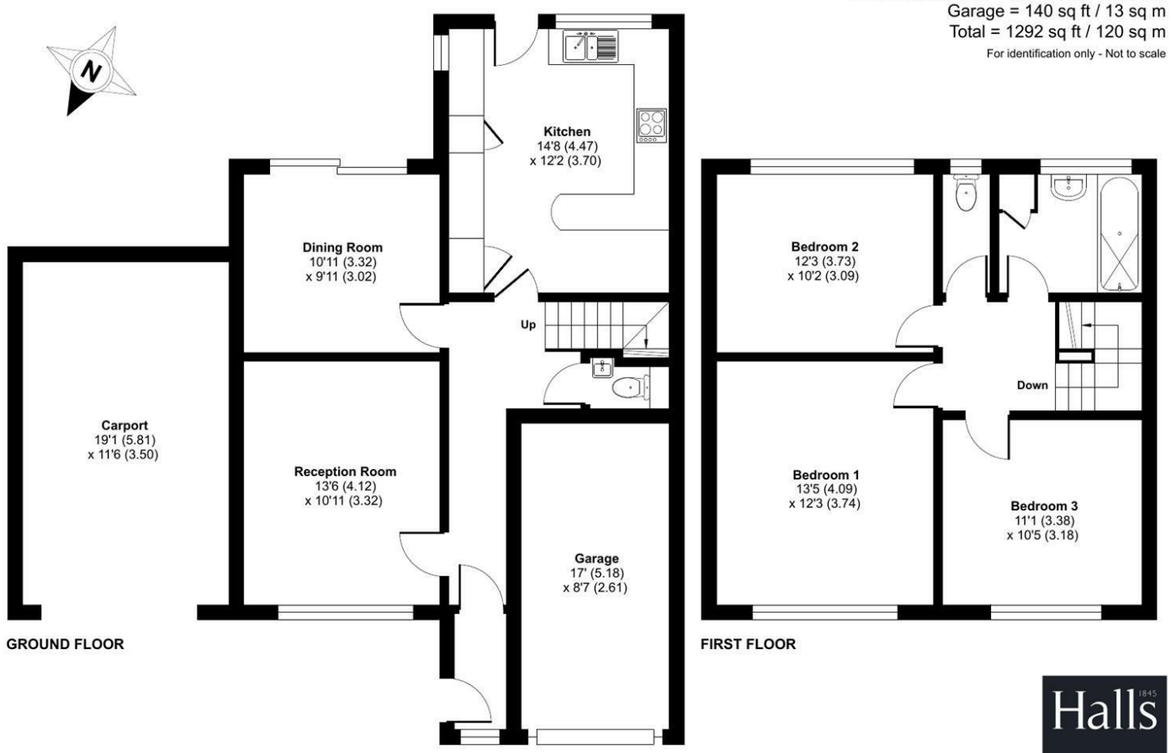
FOR SALE

1 Longmynd Way, Stourport-On-Severn, DY13 0BA

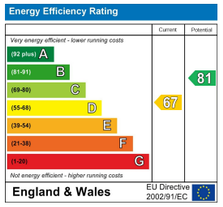
Approximate Area = 1152 sq ft / 107 sq m
Garage = 140 sq ft / 13 sq m
Total = 1292 sq ft / 120 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1354627

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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FOR SALE

Offers Over £350,000

1 Longmynd Way, Stourport-On-Severn, DY13 0BA

A well-proportioned three-bedroom detached family home, occupying a corner plot in a sought-after residential area of Areley Kings, Stourport. The property benefits from generous living accommodation, a driveway with garage and carport, and a private rear garden, with convenient access to local amenities, transport routes, and surrounding countryside walks.

FOR SALE

Mileage (all distances approximate)

Bewdley 3 miles Worcester 10 miles Birmingham 20 miles Stourport 1 mile Kidderminster 4 miles

2 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

- **Spacious three-bedroom detached family home**
- **Living Room and separate dining room**
- **Three double bedrooms**
- **Family bathroom and separate WC**
- **Front driveway, brick-built carport, and garage**
- **Enclosed rear garden with lawn and patio**
- **Popular residential area of Areley Kings, Stourport**

DESCRIPTION

Halls are pleased to offer for sale this well loved detached family home in this quiet and sought after location in Stourport by Private Treaty.

This generous detached house has been well loved with well proportioned accommodation over two floors. With three double bedrooms to the first floor and a living room, separate dining room, fitted kitchen diner and cloakroom to the ground floor.

The property is complemented by gardens to both front and rear with a lawned fore-garden driveway providing plenty of off road parking leading to a garage and separate car port. Gated access leads to an enclosed and private rear garden.

SITUATION

The property is located in a peaceful residential area of Areley Kings, Stourport-on-Severn, just a short distance from everyday amenities including a Co-Op, Post Office, public houses, and takeaways. Stourport itself provides a wider selection of shops, supermarkets, leisure facilities, and riverside walks. Excellent road and bus links connect to Bewdley, Kidderminster, Worcester, and Droitwich, all of which offer an extensive range of amenities, shopping, and rail services.

WHAT3WORDS

///sake.stub.goodbye

SCHOOLING

Areley Kings is served by a choice of well-regarded primary schools including St Bartholomew's CE Primary School and Burlish Park Primary School. Secondary education is available at The Stourport High School and Sixth Form College. Independent options can be found nearby in Worcester, including King's Worcester and RGS Worcester, both within easy reach.

DIRECTIONS

Leave Stourport-on-Severn on the A4025 Worcester Road towards Holt Heath and Worcester. Continue for just under a mile before turning left onto Pearl Lane. Follow Pearl Lane for a short distance and then turn left onto Cotswold Avenue. Take the next Left onto Bredon Way, then turn left onto Longmynd Way, where the property will be found on your left-hand side.

THE PROPERTY

This fantastic family home offers versatile and spacious living throughout. Approached via a block-paved driveway, the property provides ample parking with access to both a brick-built carport and garage.

An entrance porch leads into the welcoming hallway, giving access to the ground floor accommodation. This includes a cloakroom/WC, a cosy lounge with feature fireplace, a separate dining room with sliding doors to the rear garden, and a fitted kitchen with breakfast bar, range of units, and space for appliances.

On the first floor, the landing leads to three well-sized double bedrooms, two of which benefit from fitted wardrobes. A family bathroom with shower over bath is complemented by a separate WC. The property enjoys gas central heating and double glazing throughout.

OUTSIDE

Externally, the property boasts a neat and spacious rear garden with a patio area and well-maintained lawn, complemented by established planting and a timber shed. To the front, the block-paved driveway offers off-road parking, together with a carport and garage providing additional storage or further scope, subject to the necessary consents.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

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 D on the local authority register.

TENURE

Freehold with Vacant Possession upon Completion.

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