

1 BULLUS ROAD

| STOURPORT-ON-SEVERN | | DY13 9DG







A well-proportioned three-bedroom semi-detached family home offering versatile accommodation, off-road parking and gardens, conveniently positioned within Stourport-on-Severn.

Offers in the region of £240,000





2 3 2 C

- **Three-Bedroom Semi-Detached Home**
- **Well-Proportioned Family Accommodation**
- **Off-Road Parking**
- **Two reception rooms**
- **Two shower rooms**
- **Convenient Stourport Location**

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

A well-proportioned three-bedroom semi-detached home, offering practical and versatile accommodation arranged over two floors.

With two reception rooms, a fitted kitchen, ground floor shower room and first floor shower room the property provides an appealing layout particularly well suited to family living.

SITUATION

Stourport offers an excellent range of everyday amenities including shops, supermarkets, cafes, restaurants, leisure facilities and recreational opportunities, while the town is particularly well known for its riverside setting and historic canal basins.

The nearby town of Kidderminster provides a more comprehensive range of shopping and leisure facilities together with a railway station offering services to Birmingham and beyond.

The surrounding road network also provides convenient access towards Bewdley, Worcester and the wider West Midlands.

W3W

///mount.planet.lush

DIRECTIONS

From the agents office on the Franche Road DY11 5AP, proceed south-west direction, at the roundabout turn right toward Mason Rd/A4535. At the roundabout, take the 1st exit onto Blakebrook/A4535. Continue to follow A4535. Turn right onto Stourport Rd/A451, slight left to stay on Stourport Rd/A451. Continue to follow A451, turn left onto Bullus Rd where you will find the property on the right hand side.

SCHOOLING

The property is conveniently situated for a range of well-regarded educational establishments. Primary education is available at Burlish Park Primary School, Stourport Primary Academy and Wilden All Saints CofE Primary School, all of which are within easy reach.

Secondary education is provided by The Stourport High School and Sixth Form College, with further options including The Bewdley School.

Independent schooling is also available in the wider area, including Heathfield Knoll School and Nursery in Kidderminster and Winterfold House School near Chaddesley Corbett, offering an excellent choice for families.





PROPERTY

An entrance porch opens into the hallway, which provides access to the principal ground floor accommodation and staircase rising to the first floor.

The living room is a comfortable and well-proportioned reception room positioned towards the front of the property, providing an inviting space for everyday relaxation.

To the rear is a separate dining room, offering excellent flexibility for family dining and entertaining, with a pleasant outlook towards the garden.

The kitchen is fitted with a range of wall and base units with complementary work surfaces and provides useful preparation and storage space.

A particularly practical addition to the ground floor accommodation is the shower room, fitted with a shower, WC and wash hand basin.

The first-floor landing provides access to three bedrooms, comprising two generous doubles and a further bedroom suitable for use as a child's bedroom, guest room or home office.

Completing the accommodation is the family shower room.

OUTSIDE

To the front, the property is approached over a driveway providing useful off-road parking, with an adjoining front garden and an established shrubbery boundary.

Pedestrian access leads around the side of the house to the rear garden.

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

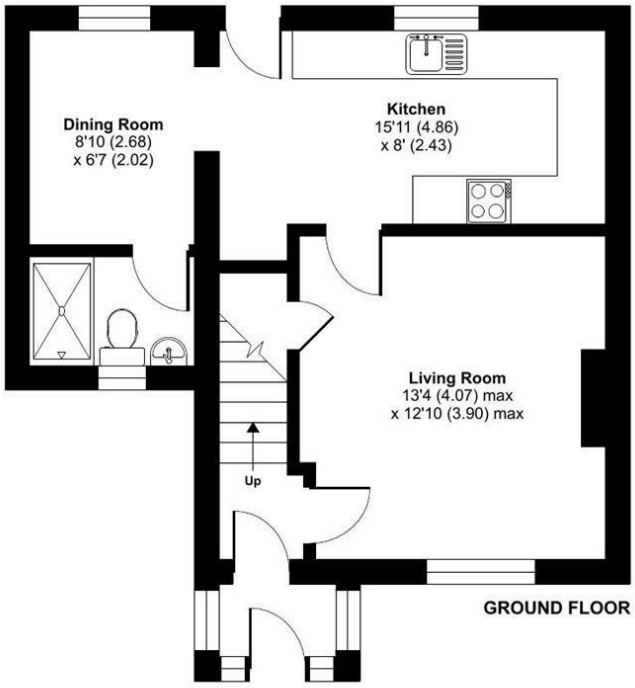
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach 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.

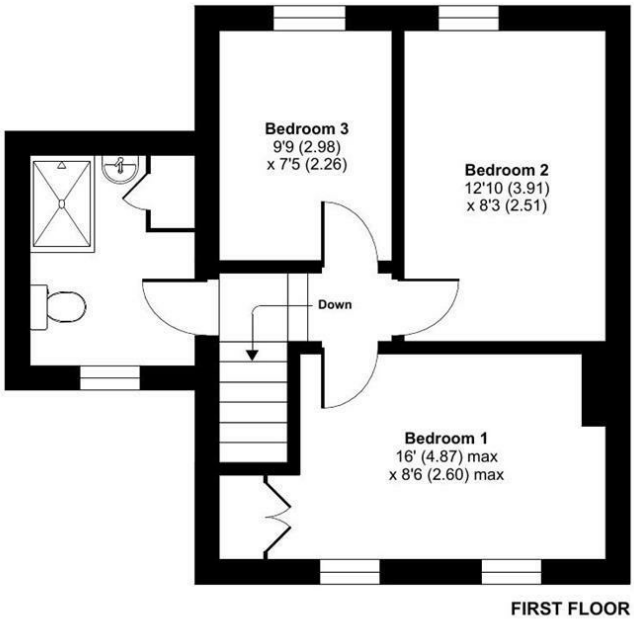
VIEWINGS

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

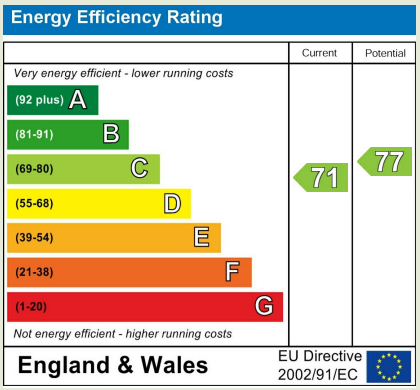
Approximate Area = 893 sq ft / 83 sq m

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: 1497491



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.

Regulated by RICS

arla | propertymark PROTECTED

naea | propertymark PROTECTED

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.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** 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. For further information, please contact Halls Holdings Ltd on 01743 450700.