



54 STOURPORT ROAD  
BEWDLEY | WORCESTERSHIRE | DY12 1BL





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Bewdley 0.6 miles | Kidderminster 3 miles | Worcester 14 miles | Birmingham 30 miles  
(all mileages are approximate)

## ATTRACTIVE THREE-BEDROOM HOME WITH GENEROUS GROUNDS

Detached three-bedroom home  
Two reception rooms  
Generous plot with gardens  
Range of useful outbuildings  
No onward chain



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Attractive detached three-bedroom home with generous grounds, outbuildings and no onward chain, ideally positioned close to Bewdley town and schooling. Previous planning permission to convert barn to dwelling (now lapsed).

## SITUATION

The property is conveniently located close to the historic riverside town of Bewdley, offering a wide range of amenities including shops, cafés, restaurants and leisure facilities.

The area is well regarded for its attractive surroundings, including nearby countryside and river walks, whilst also providing excellent transport links to Kidderminster, Worcester and the wider Midlands road network.

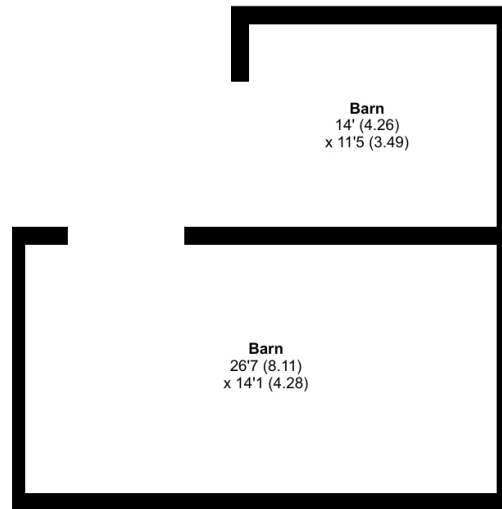
## PROPERTY

54 Stourport Road is a charming and well-proportioned three-bedroom detached residence, offering spacious accommodation and excellent potential, ideally situated on the edge of Bewdley.

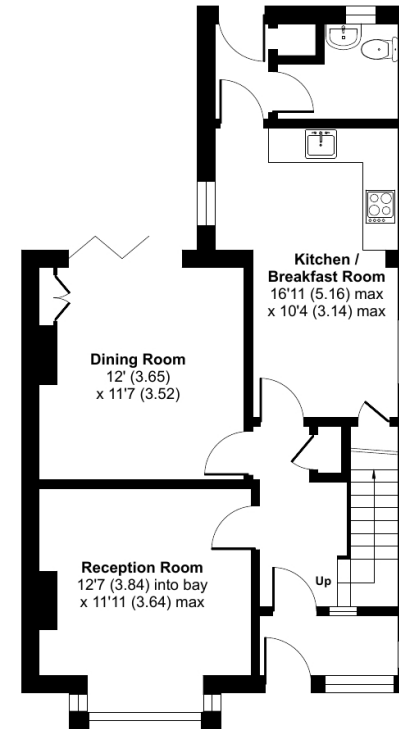
Available with no onward chain, the property provides an exciting opportunity for buyers seeking a family home with scope for personalisation.

The accommodation comprises two reception rooms, providing flexible living and entertaining space, together with a kitchen/breakfast room and downstairs cloakroom.

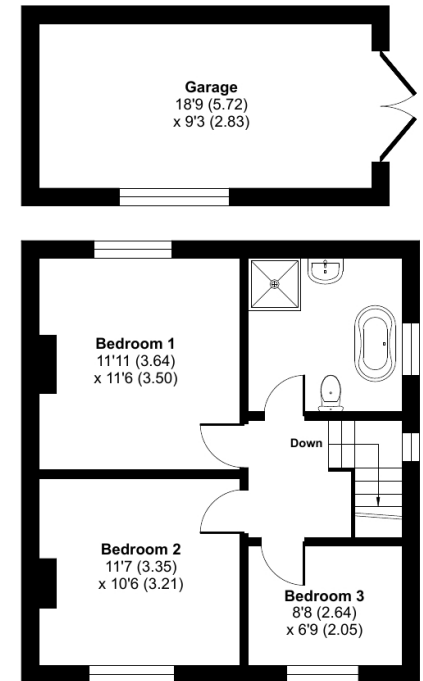
The property benefits from a traditional layout with character features, whilst offering further potential to modernise or extend, subject to the necessary consents.



OUTBUILDING 1 / 2

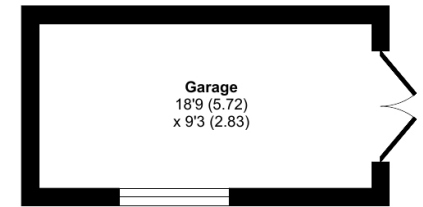



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1090 sq ft / 101.3 sq m  
Garage = 174 sq ft / 16.1 sq m  
Outbuildings = 534 sq ft / 49.6 sq m  
Total = 1798 sq ft / 167 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). © n/checom 2026. Produced for Halls. REF: 1454543



To the first floor, the property offers three well-proportioned bedrooms, each providing comfortable and versatile accommodation suitable for family living, guest space or home working.

The bedrooms are complemented by a centrally positioned family bath/shower room, thoughtfully designed to serve the accommodation with both practicality and comfort.



## GARDENS

Externally, the property sits within a generous plot via gated access with ample off-road parking and a spacious garden, mainly laid to lawn, ideal for family use and outdoor entertaining.

The grounds also include a range of useful outbuildings, offering excellent storage or potential for further development, subject to requirements.

The setting provides a pleasant balance of space and convenience, with the property enjoying a private feel whilst remaining easily accessible.

There is lapsed planning permission 23/0022/FUL, change of Use of existing barn to dwelling, please refer to Wyre Forest planning application for further details.

## SCHOOLING

Stourport Road is located close to the Bewdley School and Bewdley Primary School, while still being in proximity to St Anne's CoFE Primary School.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## 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.

## LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF

## COUNCIL TAX

Council Tax Band – E

## DIRECTIONS

What3Words ///bins.scornful.crunchy

From the agent's office on Franche Road, head north and take the first exit at the roundabout onto Habberley Lane, taking the second exit at the next roundabout to continue on Habberley Lane/B4190. Turn left onto Kidderminster Road and take the second exit onto the A456. Then turn right onto Stourport Road where the property will be on your left.



## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or these sale particulars.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

## IMPORTANT NOTICE

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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



