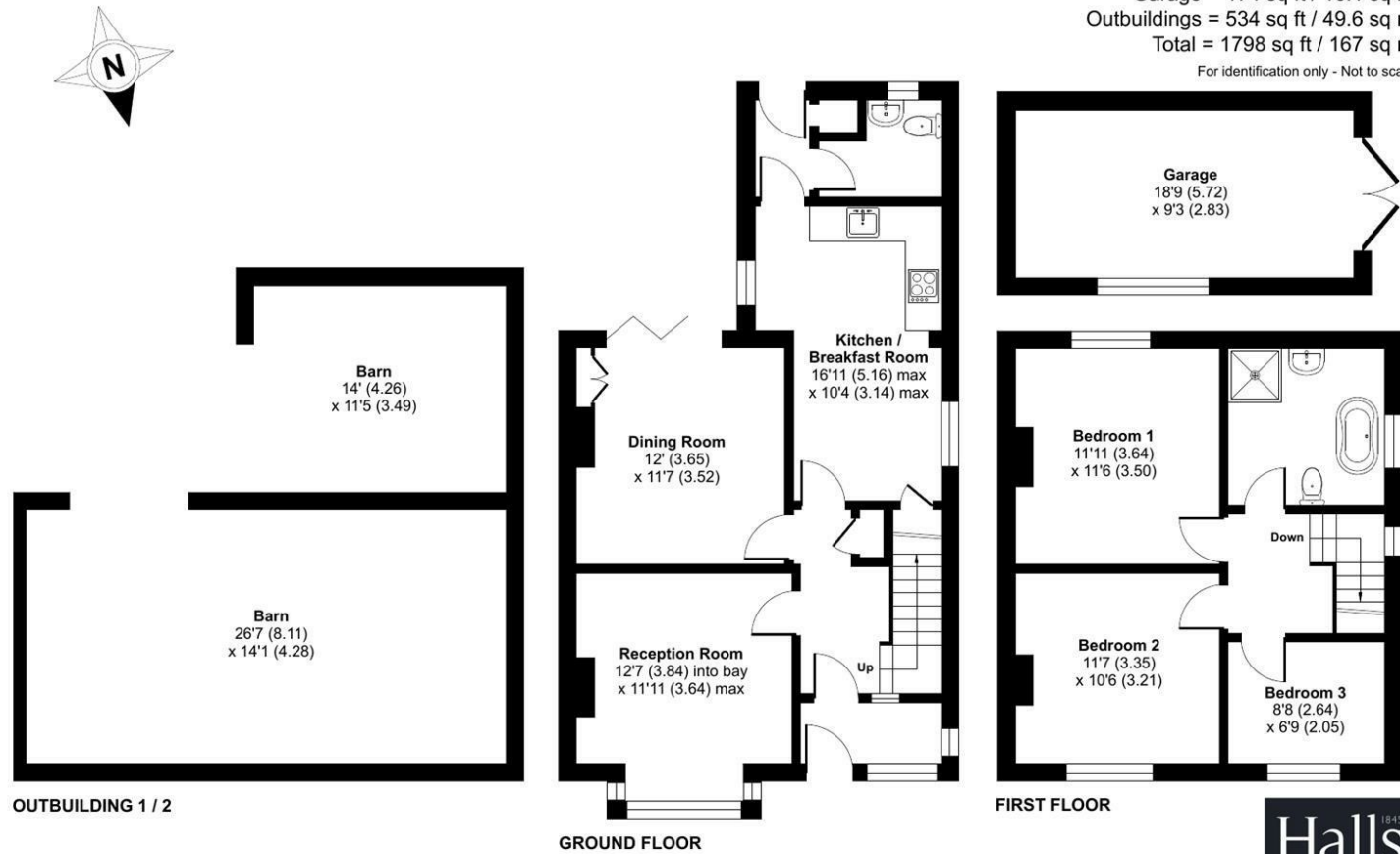


FOR SALE

54 Stourport Road, Bewdley, DY12 1BL



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



FOR SALE

Offers in the region of £650,000

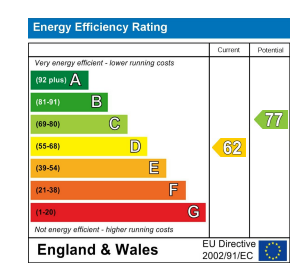
54 Stourport Road, Bewdley, DY12 1BL

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2026. Produced for Halls. REF: 1454543

**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



Attractive detached three-bedroom home with generous grounds, outbuildings and no onward chain, ideally positioned close to Bewdley town and schooling.



01562 820880  
Kidderminster Sales  
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP  
E: kidderminster@hallsgb.com



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2 Reception  
Room/s

3 Bedroom/s

1 Bath/Shower  
Room/s

- Detached three-bedroom home
- Two reception rooms
- Generous plot with gardens and garage
- Range of useful outbuildings
- No onward chain
- Sought-after Bewdley location

#### DESCRIPTION

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

A well-proportioned three-bedroom detached home set within a generous plot on the edge of Bewdley, offering two reception rooms, useful outbuildings and excellent potential, available with no onward chain.

#### 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.

#### W3W

///bins.scornful.crunchy

#### DIRECTIONS

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.

#### 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.

#### 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.

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.

The room is fitted with a contemporary suite comprising a full-sized bath, separate shower enclosure, wash hand basin, and WC, offering a versatile space ideal for both busy family routines and relaxed evening use.

Finished in a clean and functional style, the bathroom provides convenience for all bedrooms and enhances the overall appeal of the home.

#### OUTSIDE

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.

#### 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 £30 (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