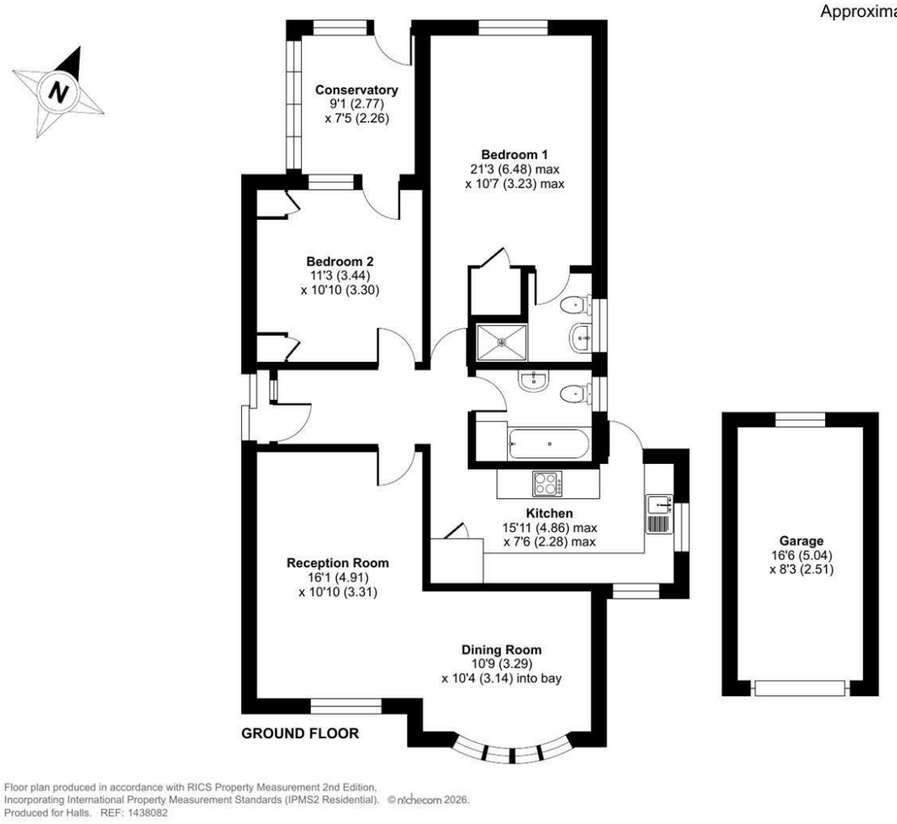
FOR SALE

31 Langdale Road, Stourport-On-Severn, DY13 0BJ

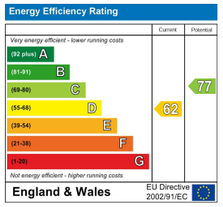


Approximate Area = 991 sq ft / 92.1 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 1127 sq ft / 104.7 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1438082

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

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings,Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

31 Langdale Road, Stourport-On-Severn, DY13 0BJ

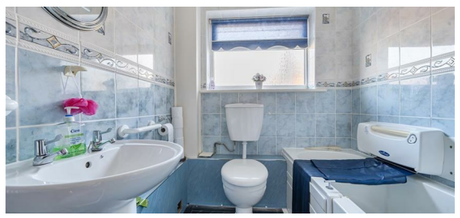
A spacious and well-presented two-bedroom detached bungalow offering versatile single-storey living, with a reception room, dining room, conservatory, garage, driveway parking, and an attractive private rear garden, ideally situated in a popular residential area of Stourport-On-Severn close to local amenities and excellent transport links.

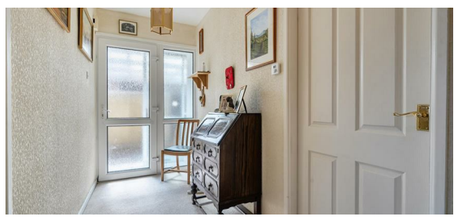
FOR SALE

1 Reception Room/s

2 Bedroom/s

2 Bath/Shower Room/s





- **Detached two-bedroom bungalow**
- **Conservatory overlooking the rear garden**
- **Driveway parking with attached garage**
- **Attractive enclosed private rear garden**
- **Popular residential location close to amenities and transport links**
- **what3words - ///overused.slam.chess**

DESCRIPTION

Halls are delighted with instructions to offer Langdale Road for sale by Private Treaty.
A well-presented two-bedroom detached bungalow offering spacious single-storey living, with a conservatory, garage, driveway parking, and an attractive private rear garden, ideally located close to local amenities, transport links, and schooling.

SITUATION

The property is situated in a popular residential area of Stourport-On-Severn, close to local amenities, shops, schools, and leisure facilities.

The town centre, riverside walks, and canal basins are all within easy reach, while excellent road links provide convenient access to Kidderminster, Worcester, and the wider Midlands.

PROPERTY

Reception Room – A bright and welcoming main living space with excellent natural light, offering a comfortable setting for everyday living and relaxation.

Dining Room – A well-proportioned separate dining area, ideal for formal dining, family meals, or entertaining guests.

Kitchen – A practical fitted kitchen with ample worktop space and storage, well arranged for day-to-day convenience and functionality.

Conservatory – A lovely additional reception space overlooking the rear garden, providing a peaceful spot to sit and enjoy the garden views throughout the year.

Bedroom One – A generous principal double bedroom with ensuite shower room, plenty of space for freestanding furniture, creating a comfortable and restful retreat.

Bedroom Two – A further well-sized double bedroom, ideal for guests, family members, or use as a home office if required.

Bathroom – A neatly presented main bathroom fitted to provide practical everyday use, serving the property well.

SCHOOLING

The property is well placed for a range of well-regarded schooling options within Stourport-On-Severn and the surrounding area. Primary education is available at Astley CofE Primary School, St Bartholomew's CofE Primary School, Burlish Park Primary School and Stourport Primary Academy, all offering established local provision.

For secondary education, The Stourport High School and Sixth Form College provides comprehensive schooling within the town, with further options available in nearby Kidderminster, broadening the choice for families.

OUTSIDE

Externally, the property benefits from a driveway providing off-road parking and access to an attached garage, offering excellent storage or additional parking space.

To the rear, there is an attractive enclosed garden with a paved patio seating area, well-maintained lawn, and established shrub and flower borders, creating a private and pleasant outdoor space ideal for relaxing, entertaining, or enjoying low-maintenance gardening.

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 D 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