



THE BIRDS

CROSSWAY GREEN | STOURPORT ON SEVERN | DY13 9SE





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Kidderminster 7 miles | Stourport on Severn 3 miles | Worcester 9 miles | Birmingham 36 miles
(all mileages are approximate)

A SUBSTANTIAL AND HIGHLY VERSATILE FIVE-BEDROOM RESIDENCE

Substantial five-bedroom detached home
Versatile accommodation with cellar
Two reception rooms ideal for family living
Generous plot in a semi-rural location
Sought-after countryside setting



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

A substantial and versatile five-bedroom detached home set within a generous plot in a desirable semi-rural location, offering spacious accommodation, cellar and excellent potential for further development.

SITUATION

Crossway Green is a sought-after semi-rural location offering a peaceful setting surrounded by attractive Worcestershire countryside, whilst remaining conveniently positioned for access to Stourport-on-Severn, Kidderminster and Bewdley.

A wide range of amenities, schooling and leisure facilities are available within easy reach, making this an ideal balance between rural living and everyday convenience.

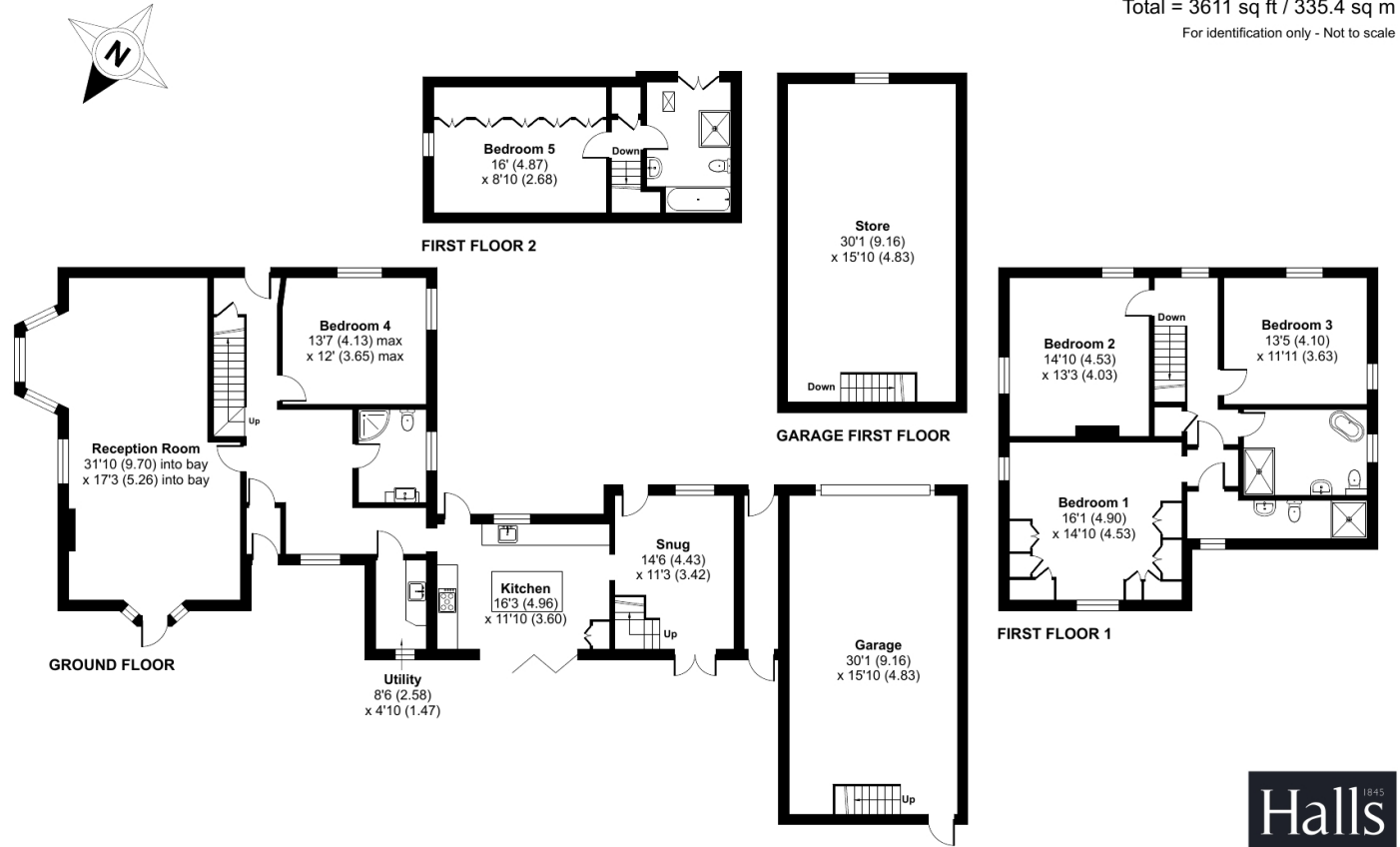
PROPERTY

The Birds is a substantial and highly versatile five-bedroom detached residence, set within a generous plot in the desirable semi-rural location of Crossway Green. Offering spacious and well-balanced accommodation, the property is ideal for those seeking a lifestyle home with additional potential.

The accommodation comprises two reception rooms, providing excellent space for both formal entertaining and everyday living, together with a well-appointed kitchen and adjoining utility space. The main reception room is light and spacious with doors leading to the garden and has plenty of space for a dining area.

The kitchen is beautifully fitted with ample storage and worktop space, central island breakfast bar and bifold doors leading to the garden.

The downstairs snug located off the kitchen has double doors leading to the garden and access to bedroom five benefiting from a separate shower room, versatile for multi-generational living.



Approximate Area = 2659 sq ft / 247 sq m

Garages = 952 sq ft / 88.4 sq m

Total = 3611 sq ft / 335.4 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: 1453527



The property also benefits from a cellar.

In addition, there is lapsed planning permission for the conversion of a barn/garage into a principal bedroom suite, presenting further scope for enhancement (subject to necessary consents).

There are five well-proportioned bedrooms and four bath/shower room facilities, ensuring practicality for larger households.



GARDENS/OUTSIDE

Externally, the property occupies a generous and well-proportioned plot, providing excellent outdoor space ideally suited to family living, entertaining and enjoying the surrounding countryside setting.

The gardens are predominantly laid to lawn, complemented by a raised decking area and a separate patio seating space, both perfectly positioned for outdoor dining and social occasions. A charming garden pond adds further character and interest to the grounds.

The plot benefits from a high degree of privacy, with established boundaries creating a peaceful and secluded environment, whilst also offering scope for further landscaping or potential development, subject to the necessary consents.

The garage is conveniently accessed directly from the snug, providing practical day-to-day use, and also benefits from a useful first-floor store area, offering excellent additional storage or potential for a variety of uses.

SCHOOLING

The property is well placed for schooling, with a strong selection of highly regarded primary and secondary schools nearby. Popular primary options include Wilden All Saints CE Primary School, Lickhill Primary School and St Bartholomew's C of E Primary School & Nursery, all serving the surrounding Stourport-on-Severn area. For secondary education, Stourport High School and Vlth Form College provides well-regarded schooling and sixth form facilities, with further options available in nearby Kidderminster and Bewdley. Worcestershire County Council also offers a school catchment checker for specific postcode verification.

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 and private drainage. The property has oil fired central heating.

None of the services, appliances or electrical systems have been tested by Halls.

LOCAL AUTHORITY

Wychavon District Council, Queen Elizabeth Drive, Pershore, WR10 1PT

COUNCIL TAX

Council Tax Band –G



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

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.



