WARSTONE GATE WARSTONE MEADOWS

| BEWDLEY | | DY12 1JB







An impressive four-bedroom home combining distinctive architectural features with beautifully presented accommodation, including a superb kitchen/dining room, complemented by an attractive enclosed garden and a convenient position on the outskirts of Bewdley.

Offers Over £550,000





2 4 2 C

- **Distinctive Home with Attractive Architectural Features**
- **Four Well-Proportioned Bedrooms**
- **Superb Kitchen/Dining Room with Central Island**
- **Generous Reception Room with Garden Access**
- **Principal Bedroom with En Suite Shower Room**
- **Enclosed Garden with Paved Entertaining Terrace**

Halls are delighted with instructions to offer Warstone Meadows for sale by Private Treaty.

This distinctive home offers generously proportioned accommodation extending to approximately 1,993 sq ft, thoughtfully arranged over two floors. Its attractive brick elevations, prominent gabled entrance and striking arched window create an appealing first impression, whilst the interior combines welcoming living spaces with contemporary fittings.

The ground floor comprises an Entrance Hall, spacious Reception Room and impressive Kitchen/Dining Room, together with a Utility Room, Cloakroom and useful Store.

Four first-floor Bedrooms are served by a family Bathroom and an En Suite Shower Room to the principal bedroom.

Outside, the enclosed rear garden provides an attractive setting for relaxation and entertaining, with a paved terrace adjoining the house and a generous area of lawn

SITUATION

The property occupies a pleasant position within a popular residential setting on the outskirts of the historic riverside town of Bewdley.

The town offers an excellent range of everyday amenities, independent shops, cafés, restaurants and recreational facilities, together with attractive walks along the River Severn and surrounding countryside.

Bewdley is also well placed for access to Kidderminster and the wider West Midlands road network, making the property particularly convenient for those requiring access to surrounding commercial centres whilst retaining the benefits of this highly regarded Worcestershire town.

SCHOOLING

The property is located near to the Bewdley School and Bewdley Primary School, while still being in proximity to St Anne's CofE Primary School.

W3W

///grazed.former.fiery





THE PROPERTY

The property is principally accessed through a glazed entrance opening into a spacious and welcoming Entrance Hall, where stairs rise to the first floor and doors lead to the main ground-floor accommodation.

The Reception Room extends to approximately 20'9" in length, providing ample space for comfortable seating and additional furniture.

A front-facing window introduces natural light, whilst glazed double doors open onto the rear garden, creating a welcoming room for both everyday living and entertaining.

A particularly impressive feature is the substantial Kitchen/Dining Room, which offers a superb sociable space at the rear of the property.

Contemporary wall and base units are complemented by contrasting work surfaces, tiled flooring and a central island incorporating breakfast bar seating.

There is ample room for a dining table, whilst a series of rooflights and glazed doors to either side introduce excellent levels of natural light and connect the room with the outdoor space.

Adjoining the kitchen, the Utility Room provides useful ancillary space and external access.

A separate Cloakroom and a Store with double external doors complete the ground-floor accommodation.

Stairs rise to the first-floor landing, where the striking arched window forms an attractive architectural feature.

Doors lead to four well-proportioned Bedrooms, offering flexibility for family accommodation, guests or home working.

The principal Bedroom benefits from fitted wardrobes and an En Suite Shower Room comprising a shower enclosure, wash hand basin and WC. The remaining bedrooms are served by a family Bathroom fitted with a bath, separate shower enclosure, wash hand basin and WC.

OUTSIDE

To the front, a gravelled approach complements the property's attractive brick elevations and distinctive entrance.

The rear garden is predominantly laid to lawn, with timber fencing defining the boundaries and an established tree providing an attractive focal point. A paved terrace adjoins the house, offering ample space for outdoor furniture and creating an inviting setting for dining, entertaining and relaxation.

Direct access from the kitchen/dining room and reception room allows the garden to be enjoyed as a natural extension of the living accommodation.

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.

There is annual service charge of £150.00.

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 F on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

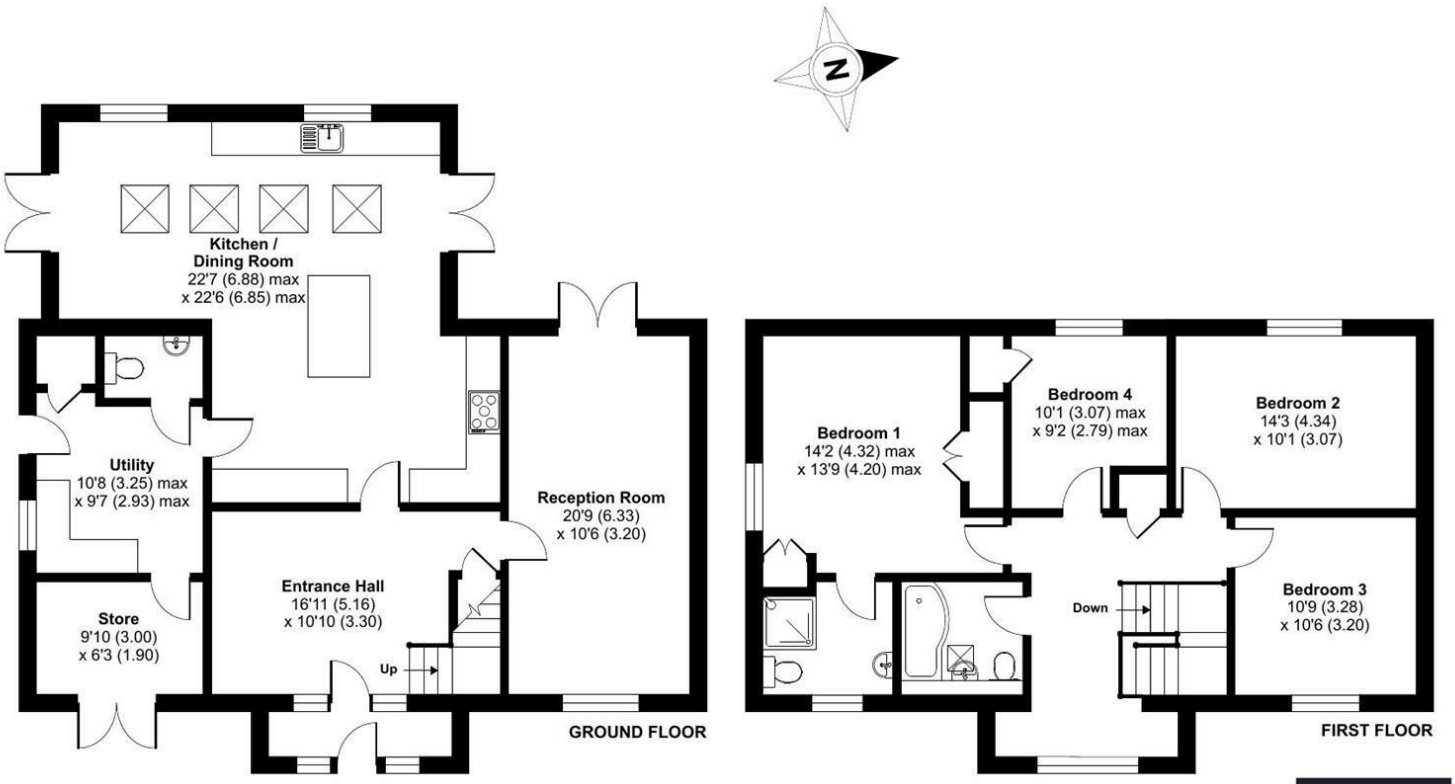
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach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

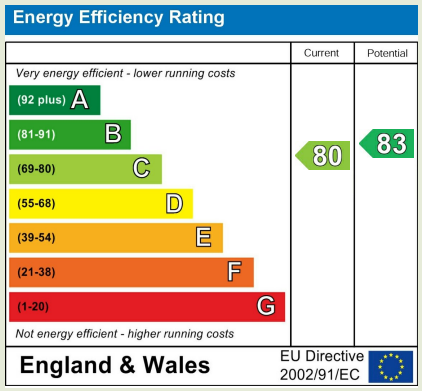
By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP

Approximate Area = 1993 sq ft / 185.1 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: 1530106



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 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