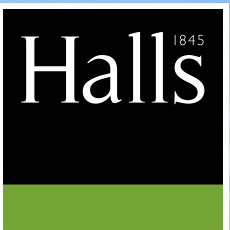
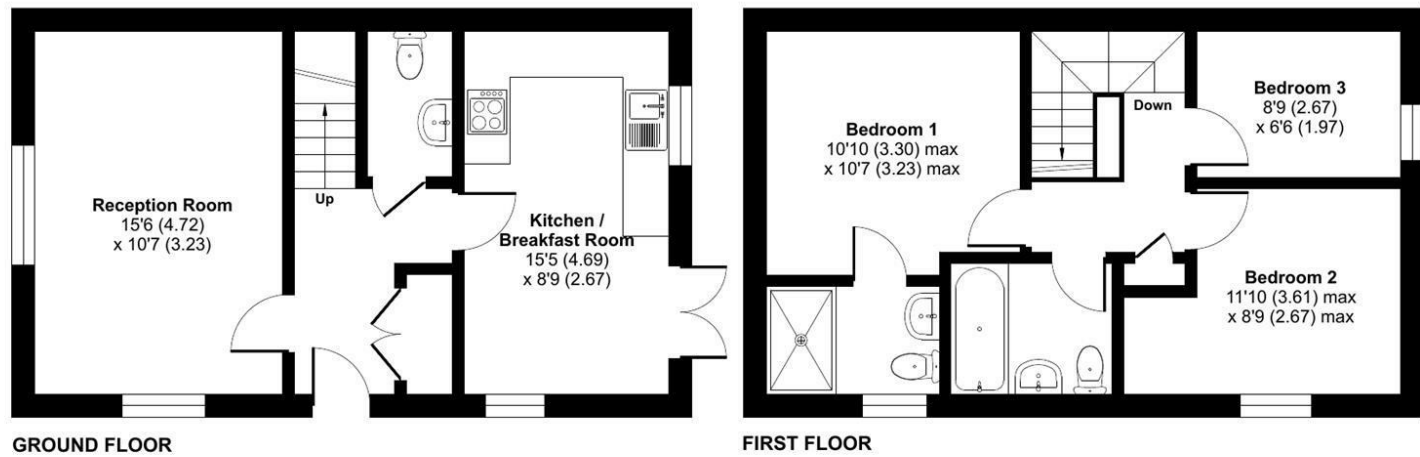


FOR SALE

1 Valley Mills Close, Stourport-On-Severn, DY13 9FR



Approximate Area = 840 sq ft / 78 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). © nXchem 2026. Produced for Halls. REF: 1486614



FOR SALE

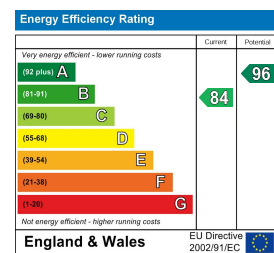
Offers in the region of £325,000

1 Valley Mills Close, Stourport-On-Severn, DY13 9FR

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



A beautifully presented three-bedroom semi-detached family home, offering contemporary accommodation, an enclosed rear garden and a superb position within a popular modern development.



01562 820880

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



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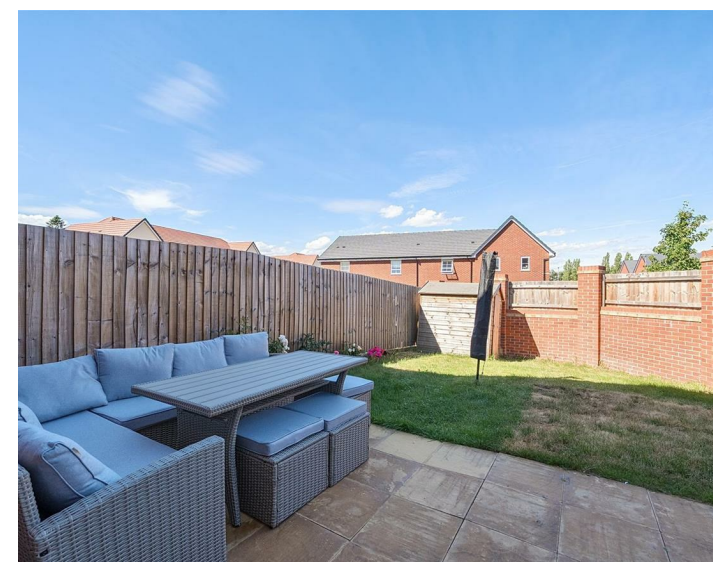
1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Beautifully presented semi-detached family home
- Three well-proportioned bedrooms
- Principal bedroom with en suite shower room
- Contemporary kitchen/breakfast room with French doors to the garden
- Ground floor cloakroom
- Enclosed rear garden with patio and lawn

Halls are delighted with instructions to offer Valley Mills Close for sale by Private Treaty.

Occupying a pleasant corner position within a sought-after residential development, this immaculately presented three-bedroom semi-detached home offers stylish, well-proportioned accommodation extending to approximately 840 sq ft.

Constructed in recent years, the property has been beautifully maintained by the current owners.

SITUATION

The property is situated within a popular residential development in Stourport-On-Severn, offering convenient access to a range of local amenities including shops, schools and leisure facilities.

The area is well connected with road links to Kidderminster, Worcester and the wider Midlands motorway network.

W3W

///yoga.rams.racks

DIRECTIONS

From the agent's office on Franche Road, head south, taking the fourth exit at the roundabout onto Mason Road. Take the first exit at the mini roundabout onto Blakebrook/A4535, continuing to Sutton Rd/A4535 before turning right onto Stourport Road/A451. Continue on the A451 before merging onto the Gilgal, then turn left onto Severn Road. Turn left onto Axminster Drive and left again onto Valley Mills Close, where the property is immediately on your right.

SCHOOLING

The property is well placed for a range of highly regarded schooling options. Within Stourport-On-Severn, there are several well-rated primary schools including Wilden All Saints CofE Primary School, Stourport Primary Academy and St Bartholomew's CofE Primary School. For secondary education, The Stourport High School and Sixth Form College provides comprehensive schooling within the town.

Further options are available in nearby Kidderminster, offering an extended choice of both primary and secondary education, making the location particularly appealing for families

PROPERTY

The welcoming entrance hall leads through to the bright and spacious reception room filled with natural light from dual-aspect windows, this comfortable reception room provides an excellent setting for both relaxing and entertaining.

From the hallway access is gained to a useful guest cloakroom with WC and wash hand basin.

To the rear of the property is the contemporary kitchen/breakfast room, fitted with a comprehensive range of modern wall and base units complemented by generous work surfaces and integrated appliances.

There is ample space for everyday dining, whilst French doors open directly onto the rear garden, allowing the outside to become a natural extension of the living accommodation during the warmer months.

Finished to an excellent standard throughout, the property offers stylish, low-maintenance accommodation ideally suited to modern family living.

To the first floor, the landing gives access to three well-proportioned bedrooms.

The principal bedroom is a generous double and benefits from a stylish en suite shower room, whilst the remaining bedrooms are served by a modern family bathroom fitted with a contemporary white suite.

OUTSIDE

The property enjoys an attractive frontage with landscaped borders and a pathway leading to the entrance door.

To the rear, the enclosed garden has been designed with ease of maintenance in mind, featuring a paved patio ideal for outdoor dining and entertaining, together with a generous lawn providing an excellent space for children and pets. Fully enclosed fencing creates a safe and private environment, making it an ideal setting for family life.

A shared driveway is situated to the side of the property providing an allocated off road parking space.

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 C 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