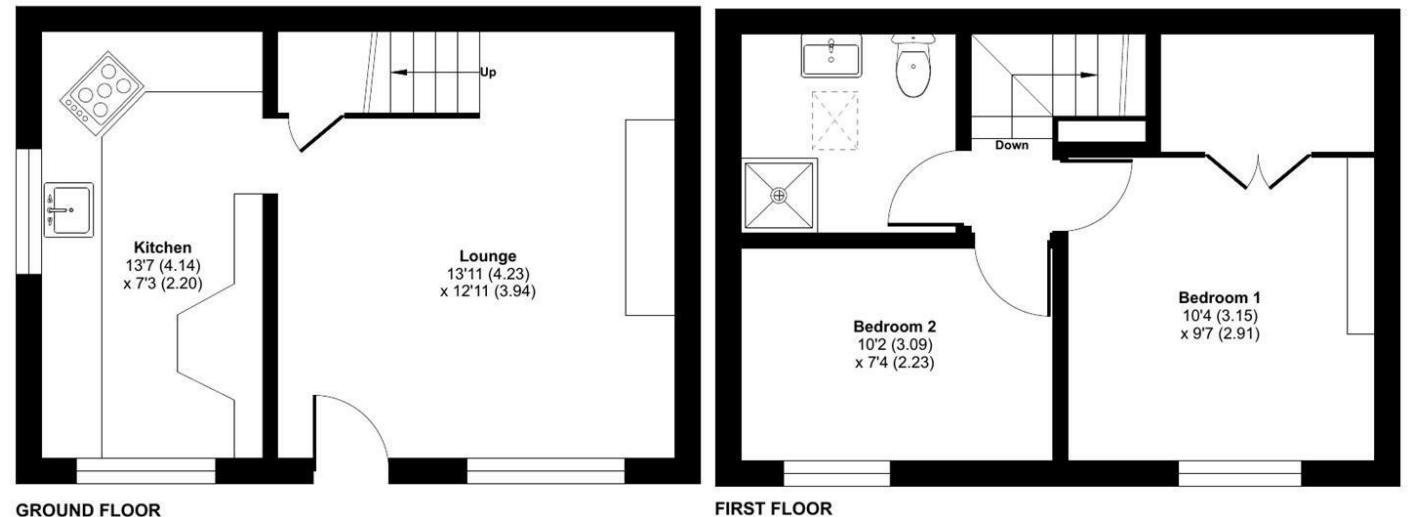


FOR SALE

Woodbine Cottage, 17 Stourport Road, Bewdley, DY12 1BB



GROUND FLOOR

FIRST FLOOR

Approximate Area = 572 sq ft / 53.1 sq m
For identification only - Not to scale



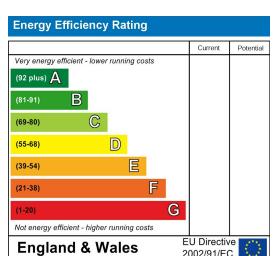
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1309139

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



Halls are pleased to offer for sale this charming, Grade II Listed cottage set in the most convenient and desirable central location within Bewdley. Offering plenty of character, this beautiful cottage is light and airy with two first floor bedrooms and a shower room with a lovely open plan fitted kitchen with timber beams into the attractive sitting room. The property benefits from a lovely fully enclosed and private garden with off road parking. No Onward Chain - Viewing Essential

Halls

01562 820880

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

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Mileage (all distances approximate)

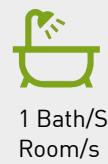
Bewdley Town Centre ½ mile, Stourport-on-Severn 3 miles, Worcester 15 miles, Hagley 10 miles, Birmingham 24 miles.



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- **Grade II Listed Cottage**
- **Two Bedrooms & Shower Room**
- **Fully Fitted Kitchen**
- **Attractive Sitting Room**
- **Charming Private Gardens**
- **Off Road Parking**
- **Desirable Central Location**
- **No Onward Chain**

DIRECTIONS

From the agents office in Kidderminster proceed in a northerly direction on the Franche Road and take the first exit on the roundabout to Habbibey Lane. Continue towards Bewdley over the next roundabout and continue to the junction of Kidderminster Road, B4190. Turn left at the roundabout and take the third exit back onto Kidderminster Road and continue toward Bewdley. After a short distance pass under the railway bridge and turn left by the river onto Stourport Road and after a short distance Woodbine Cottage can be found on the left hand side as indicated by the agents For Sale board.

LOCATION

Bewdley has been described as the most perfect small Georgian town in Worcestershire. With the beautiful river Severn running through and a rich and undulating landscape that provides a fabulous townscape heritage. Its strongly defined character is partly based upon a collection of fine historic buildings.

With a comprehensive range of amenities both sporting and recreational with junior and senior schools, a variety of local shops, and a doctor's surgery, Bewdley has something for everyone. Birmingham is approximately 24 miles and the cathedral city of Worcester approximately 15 miles distant which provides direct rail connections to London, Paddington and Birmingham. There is M5 motorway access via junction 5 at Wychbold and Junctions 6 & 7 to the north and south of Worcester.

INTRODUCTION

Halls are pleased to offer for sale this charming, Grade II Listed cottage set in the most convenient and desirable central location within Bewdley. Offering plenty of character, this beautiful cottage is light and airy with two first floor bedrooms and a shower room with a lovely open plan fitted kitchen with timber beams into the attractive sitting room. The property benefits from a lovely fully enclosed and private garden with off road parking. No Onward Chain - Viewing Essential

FULL DETAILS

The gravelled parking area leads on to an attractive walled garden and an open canopy porch, with a stable door opening to the living room.

The living room has a double glazed timber framed sash window to the front elevation, solid oak flooring, exposed brick chimney breast with open fire and oak mantle above, two radiators, oak beams to the ceiling, wall light point, stairs up to the first floor landing with a useful cloaks cupboard/store beneath and open through to the kitchen.

The fitted kitchen is a solid oak cottage style kitchen incorporating a Belfast sink with mixer tap, an integrated electric oven with five ring gas hob above, space and plumbing for a washing machine and space for an under counter fridge and freezer. Double glazed timber framed sash windows to the front and side elevations, fitted drop-leaf breakfast bar, quarry tiled floor, partially exposed brick chimney breast with timber mantle, complementary tiling to the walls, timbers to the ceiling, two wall light points, ceiling light point and under cabinet lighting.

On the first floor landing is a wall light point and ledged latch doors to the shower room and bedrooms.

The shower room is fitted with a corner shower cubicle set on a raised plinth, low flush WC and wash basin. Double glazed rooflight, radiator, exposed brick chimney, complementary tiling to the walls, oak timbers to the wall and ceiling and a ceiling light point.

The main bedroom double glazed timber framed dormer window to the front elevation, radiator, timbers to the ceiling, ceiling light point and double doors opening to a walk-in wardrobe (7'0" x 4'0") with fitted shelving and hanging rails and a ceiling light point.

Bedroom two has a double glazed timber framed dormer window to the front elevation, radiator, wall mounted Navien AAA rated boiler, timbers to the ceiling and a ceiling light point.

OUTSIDE

Woodbine Cottage enjoys a secluded walled garden with a covered seating area which makes a perfect alfresco dining and entertaining area, including a brick built BBQ, pond, 2 new garden sheds (one with power), bin storage, a laundry shed with plumbing for a washing machine, an outside tap and a gravelled parking area for two cars.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. New boiler installed in 2023. None of these services have been tested.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.

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.