

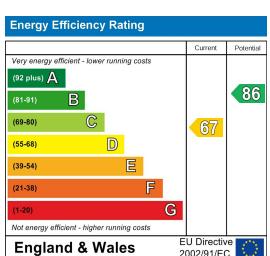


62 Wilden Lane, Stourport-On-Severn, DY13 9LR

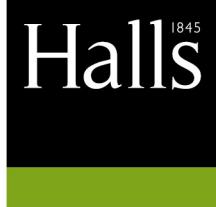
**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



An attractive 2 bedroom mid terraced cottage situated in this convenient and sought after rural location with attractive spacious private garden and rural views. The property is available with no onward chain and an internal viewing is thoroughly recommended.



01562 820 880

**Kidderminster Sales**  
Gavel House, 137 Franche Road, Kidderminster, DY11 5AP  
E: [kidderminster@hallsgb.com](mailto:kidderminster@hallsgb.com)



Regulated by RICS



The Property  
Ombudsman

APPROVED CODE  
TRADINGSTANDARDS.UK



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 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.

Mileage

Stourport on Severn 1.6 miles Hartlebury 4 miles Bewdley 4.5 miles Kidderminster 6 miles  
Worcester 13 miles Birmingham 23 miles



1 Reception  
Room/s

2 Bedroom/s

1 Bath/Shower  
Room/s



#### ■ Attractive Terrace Cottage

- 2 Bedrooms & Bathroom
- Generous Lounge Diner
- Extended Kitchen Diner
- Rear Conservatory
- Off Road Parking for 2-3 vehicles
- Spacious Private Rear Garden
- Attractive Location with Rural Views
- No Onward Chain
- Viewing Recommended

#### DIRECTIONS

From the village of Hartlebury take the B4193 Hartlebury Road in the direction of Stourport and turn right onto Wilden Lane. Continue for a short distance and there is a right-hand turn (still Wilden Lane) and No. 62 will be found on the right-hand side set back from the road, as indicated by the agents For Sale board.

#### LOCATION

62 Wilden Lane is well positioned, being set back from the road in this slightly elevated position within this highly sought after location on the Hartlebury side of Stourport, offering easy access to the highly regarded Wilden All Saints Primary School, Hartlebury common for those with dogs or enjoy countryside walks, plus the main road networks leading to Stourport Town Centre, Kidderminster and Worcester.

#### BRIEF DESCRIPTION

An attractive mid terraced cottage situated in this convenient and sought after rural location offering well-proportioned accommodation over two floors comprising a generous lounge diner, fitted kitchen diner, conservatory, 2 bedrooms, bathroom, off road parking and attractive spacious private garden. The property is available with no onward chain and an internal viewing is thoroughly recommended.

The property benefits from being set back off Wilden Lane with a gravelled hard standing providing off road parking for 2-3 vehicles, with a stepped pathway leading to the main entrance. The main entrance leads into a spacious lounge diner.

#### LOUNGE DINER

With attractive exposed brick fire place with wood burning stove and marble hearth. There are a number of power points, TV aerial point, telephone point, dual aspect UPVC double glazed windows to both front and rear, useful understairs storage, single panel radiator, two ceiling mounted light fittings, straight flight staircase to the first floor and access to the rear into an inner hallway.

#### INNER HALLWAY

With tiled flooring, inset spot lights to ceiling and access to the bathroom and extended rear fitted kitchen diner.

#### BATHROOM

Being fully tiled with white suite comprising, panel bath with wall mounted shower over and glazed shower screen. There is a low level close coupled WC, pedestal wash hand basin, wall mounted stainless steel heated towel rail, extractor fan, ceiling mounted light fitting and obscure UPVC double glazed window to the side.

#### REAR KITCHEN DINER

Having been extended with tiled flooring, modern fitted base and eye level units with rolled top marble effect work surfaces, inset stainless steel sink with drainer, contemporary mixer tap and extensively tiled surround. There is a gas oven with four ring gas hob, stainless steel splash back, extractor hood over and space and plumbing for automatic washing machine. There are two ceiling mounted light fittings, wall mounted 'Ideal' gas central heating boiler, double glazed side window, plenty of space for table and chairs and double-glazed sliding doors leading into the rear conservatory.

#### CONSERVATORY

Having a wooden laminate flooring, UPVC windows to all sides and UPVC double glazed side door giving access to the enclosed rear garden.

#### FIRST FLOOR

##### FRONT BEDROOM ONE

With attractive stripped wooden floor and feature cast iron fire place with tiled hearth. There are power points, single panel radiator, inset fitted storage wardrobe with shelving, ceiling mounted light fitting and UPVC double glazed window with attractive long distance rural views.

##### REAR BEDROOM TWO

With power points, single panel radiator, ceiling mounted light fitting and UPVC double glazed windows overlooking the private and enclosed rear garden.

#### OUTSIDE

To the front of the property there is a gravelled hard standing area providing off road parking for 2-3 vehicles with steps up to a private hedged fore garden being low maintenance laid to gravel with a stepped pathway leading to the main entrance.

The rear garden has a paved side passage with external water supply and gated access across neighbouring property for maintenance purposes with owner's permission. There is an initial gravelled area with a brick stepped pathway leading up the first tier and a flagstone patio with outdoor dog kennel and further steps up to a generous lawned area, bordered either side via wooden panel fencing. There are two useful timber garden sheds. The rear garden backs onto open woodland offering a good degree of privacy.

The garden is spacious and tiered, relatively low maintenance and offers excellent outdoor space with attractive views beyond the cottage. An internal inspection of this cottage style terrace home is required to appreciate the space, further potential, generous garden and attractive and convenient location.

#### SERVICES

Mains water, electricity, drainage and gas are understood to be connected. 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.