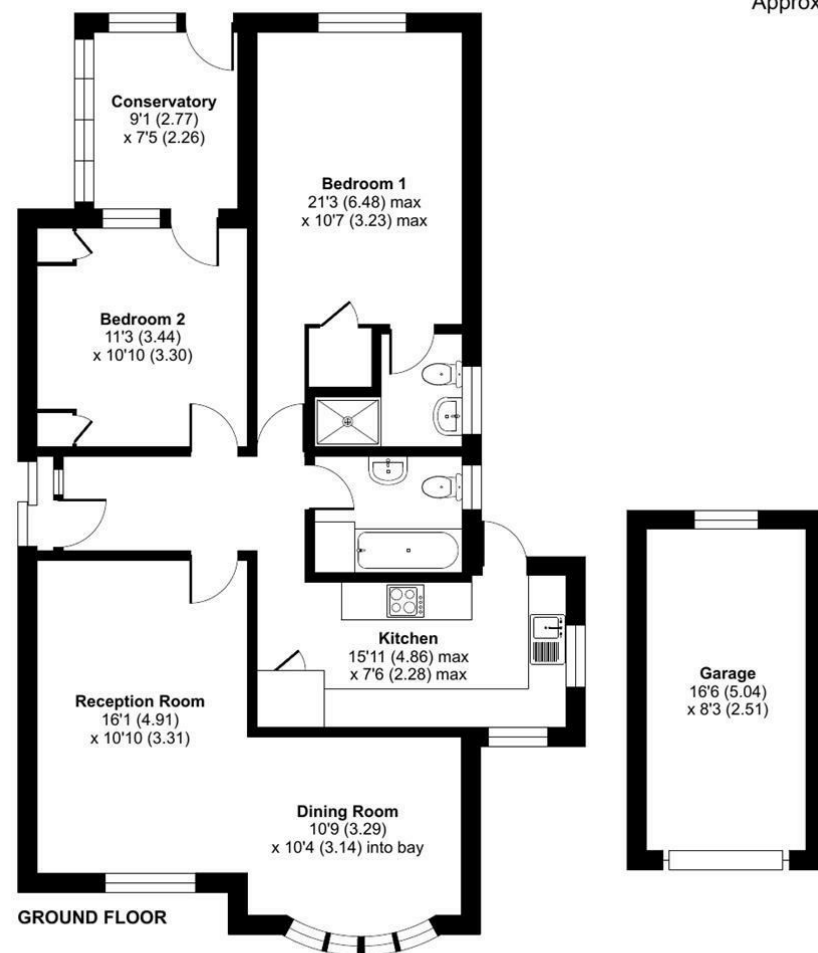
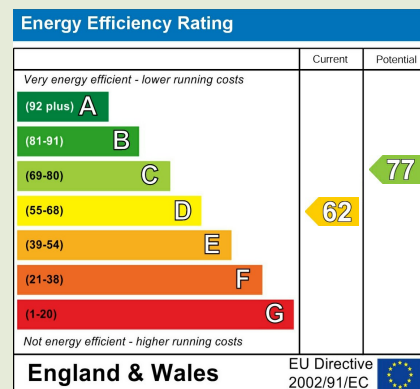




Approximate Area = 991 sq ft / 92.1 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 1127 sq ft / 104.7 sq m
For identification only - Not to scale



31 LANGDALE ROAD | STOURPORT-ON-SEVERN | | DY13 0BJ



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.



KIDDERMINSTER SALES

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

☎ 01562 820880 ✉ kidderminster@halls.gb.com

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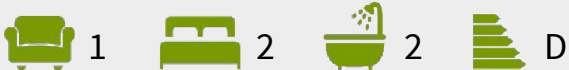


A spacious and well-presented two-bedroom detached bungalow offering versatile single-storey living, with a reception room, dining room, conservatory, garage, driveway parking, and an attractive private rear garden, ideally situated in a popular residential area of Stourport-On-Severn close to local amenities and excellent transport links.

Offers Over £300,000

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. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. 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 cost of services provided to you.



- Detached two-bedroom bungalow
- Conservatory overlooking the rear garden
- Driveway parking with attached garage
- Attractive enclosed private rear garden
- Popular residential location close to amenities and transport links
- what3words - ///overused.slam.chess

DESCRIPTION

Halls are delighted with instructions to offer Langdale Road for sale by Private Treaty. A well-presented two-bedroom detached bungalow offering spacious single-storey living, with a conservatory, garage, driveway parking, and an attractive private rear garden, ideally located close to local amenities, transport links, and schooling.

SITUATION

The property is situated in a popular residential area of Stourport-On-Severn, close to local amenities, shops, schools, and leisure facilities.

The town centre, riverside walks, and canal basins are all within easy reach, while excellent road links provide convenient access to Kidderminster, Worcester, and the wider Midlands.



PROPERTY

Reception Room – A bright and welcoming main living space with excellent natural light, offering a comfortable setting for everyday living and relaxation.

Dining Room – A well-proportioned separate dining area, ideal for formal dining, family meals, or entertaining guests.

Kitchen – A practical fitted kitchen with ample worktop space and storage, well arranged for day-to-day convenience and functionality.

Conservatory – A lovely additional reception space overlooking the rear garden, providing a peaceful spot to sit and enjoy the garden views throughout the year.

Bedroom One – A generous principal double bedroom with ensuite shower room, plenty of space for freestanding furniture, creating a comfortable and restful retreat.

Bedroom Two – A further well-sized double bedroom, ideal for guests, family members, or use as a home office if required.

Bathroom – A neatly presented main bathroom fitted to provide practical everyday use, serving the property well.



SCHOOLING

The property is well placed for a range of well-regarded schooling options within Stourport-On-Severn and the surrounding area. Primary education is available at Astley CofE Primary School, St Bartholomew's CofE Primary School, Burlish Park Primary School and Stourport Primary Academy, all offering established local provision.

For secondary education, The Stourport High School and Sixth Form College provides comprehensive schooling within the town, with further options available in nearby Kidderminster, broadening the choice for families.

OUTSIDE

Externally, the property benefits from a driveway providing off-road parking and access to an attached garage, offering excellent storage or additional parking space.

To the rear, there is an attractive enclosed garden with a paved patio seating area, well-maintained lawn, and established shrub and flower borders, creating a private and pleasant outdoor space ideal for relaxing, entertaining, or enjoying low-maintenance gardening.

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 D 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