



18 Ribbesford Drive

STOURPORT-ON-SEVERN, WORCESTERSHIRE DY13 8TG

David Jones
The **North Worcestershire** Property Expert





A superb extended three bedroom link-detached property in popular neighbourhood, with splendid 28' lounge/ dining room featuring a wonderful Inglenook fireplace and delightful secluded gardens including pond and brick-built studio with log burner.

Property at a glance

The entrance hall gives way to the lounge/ dining room and also to a small study area, suitable for a desk & chair.

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The open plan through lounge/ dining room has been further enlarged by incorporating part of the original hallway which now forms a splendid Inglenook fireplace with full height brick chimney breast with concealed alcove lighting and Villager log burner set on quarry tiled hearth.

Measuring over 28' in length and around 14' in width including the Inglenook, this is a superb living room, featuring exposed brickwork and decorative beams, with double doors to the rear of the dining room opening out to the garden.





The refitted 'Magnet' kitchen incorporates underfloor heating and is equipped with a Belling electric double oven, grill, five ring gas hob, dishwasher, Schock acrylic sink unit, wood effect work surfaces with breakfast bar, deep drawers, LED plinth lighting, recess with space for fridge/freezer and cupboard with sliding door providing concealed space for washing machine.

The kitchen also gives way to an open plan seating area overlooking the garden with double doors leading out to the patio.

Also accessible from the kitchen is the side garage (15'2" x 8'11") with door to rear leading through to a useful workshop with rear window and door to garden.

To the first floor the master bedroom features in-built double wardrobes and an ensuite shower room with part wall tiling, vanity unit with hand basin, low level wc and cubicle with Mira electric shower.

The second bedroom is extended to the rear, measuring over 16' in length with in-built wardrobe, whilst the third bedroom is almost 12' long and is fitted with mirrored wardrobes.

The family bathroom features travertine wall and floor tiling, low level wc, panelled bath and circular table-top hand basin.

Outside, the rear gardens are a delightful feature of the property, enjoying a good degree of privacy with mature traditional English hedgerow, full width paved patio including pergola with productive grape vine, ornamental pond with waterfall feature, gravelled area and shrubbery plus decked area to rear.

In addition there is an excellent recently constructed brick built garden studio (9'0" x 6'5") complete with log burner, which could make a very useful home office or similar.



The Seller's View

“It has been a very difficult decision for us to uproot from the home that we love and have built together, raised a family and shared with good friends.

Lots of happy memories were made here and we hope that the next family who make this place their home can make special memories for themselves too”.



“The garden is a peaceful haven of tranquility.....”

Room Dimensions

- Hall 7'1" x 7'4"
- Study Area 5'6" x 4'6"
- Lounge 15'6" x 14'0" (max)
- Dining Room Area 12'9" x 9'6"
- Kitchen 9'8" x 11'10" (max)
- Garden Room 6'6" x 10'10"
- Garage 15'1" x 8'11"
- Workshop 8'2" x 8'11"
- Bedroom One 11'9" (max) x 14'2"
- En-Suite Shower Room 5'6" x 7'8"
- Bedroom Two 16'3" x 9'10"
- Bedroom Three 6'10" x 11'10" (max)
- Bathroom 8'7" x 4'5"
- Garage 15'1" x 8'11"
- Workshop 8'2" x 8'11"
- Garden Studio 9'0" x 6'5"

Tenure: Freehold.

Services: Mains gas, electricity, water and drainage are all connected.

Local Authority: Wyre Forest District Council

Council Tax: Rated as Band D.

Mobile Coverage: 4G coverage is available in the area - please check with your provider.

Broadband Availability: Superfast broadband (FTTC) is available in the area.

ESTATE AGENT CONTACT

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Amenities/Distances

War Memorial Park 0.1 mile

Lickhill Primary School 0.3 mile

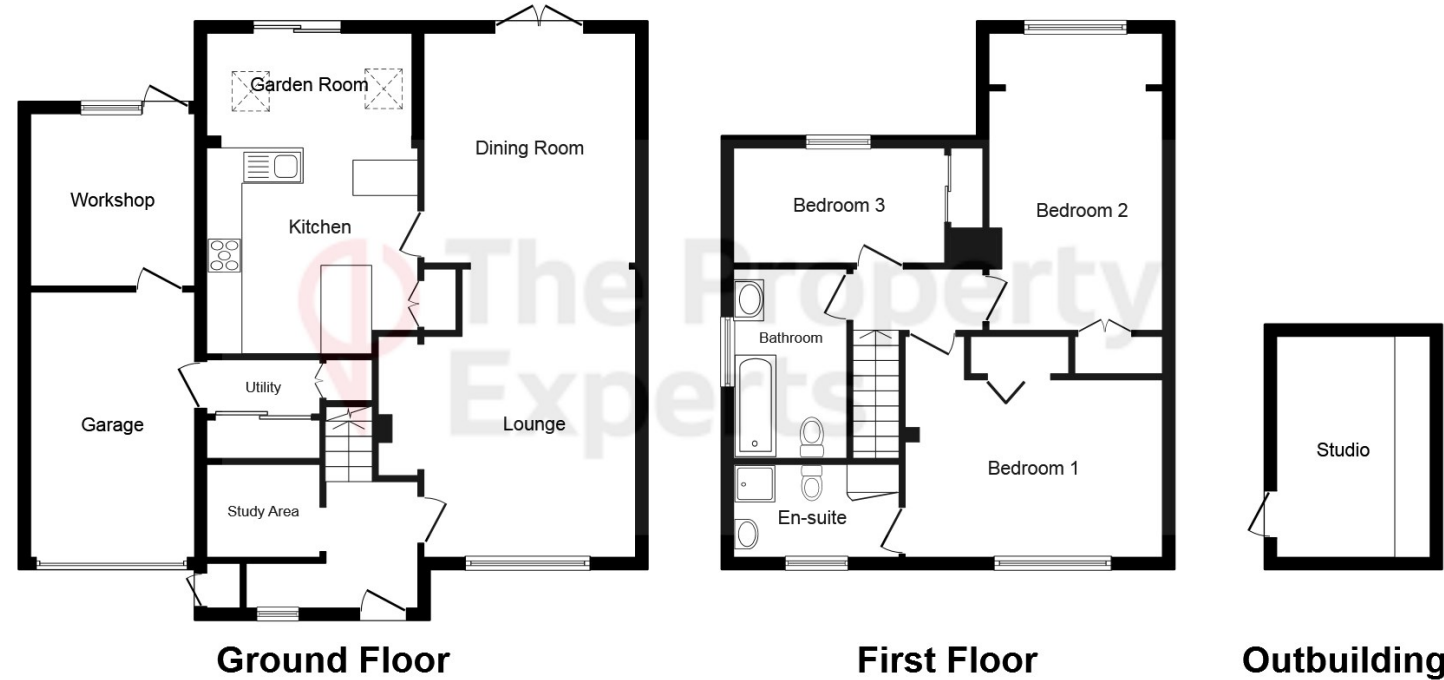
Stourport High Street 0.8 miles

Stourport High School 1.3 miles

Kidderminster Railway Station 4.7 miles

Worcester City Centre 13 miles

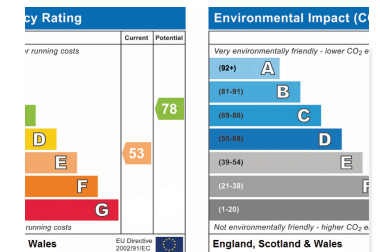
Motorway M5 j6 13 miles



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the Area

Stourport-on-Severn

Stourport is a lively riverside Georgian town, set on the banks of the River Severn, which was developed with the building of the Staffordshire - Worcestershire Canal in 1771.

By the late eighteenth Century, the town had become the busiest inland port in the Midlands after Birmingham. Nowadays, the award winning historic Georgian canal basins are home to nearly 100 narrowboats and river crafts, a popular destination to residents and tourists alike. In 2023 the town was awarded Inland Heritage Port status.

There is much for the family to see and do in Stourport. The riverside hosts an exciting range of family entertainment and summer events, with plenty of open green space to pause, play and picnic in the picturesque Riverside Meadows.

There are riverboat trips and small boats for hire during the summer months. Away from the riverside, visitors will discover many impressive Georgian buildings around the busy shopping area, which has a wide range of independent shops, cafés, restaurants, and pubs along with a variety of different hotels, guest houses and bed and breakfasts to stay.

Worcestershire

Located in the heart of England, Worcestershire is a county of changing landscapes where you can easily escape to the country, whilst remaining within easy travelling distance of Birmingham and the West Midlands conurbation. The M5 motorway and River Severn run close together south of Worcester, after which the motorway heads off towards Birmingham whilst the River Severn meanders on towards the Wyre Forest and Severn Valley, where the north-west of the county borders Shropshire.



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“We would like to say how much we have appreciated your tireless work on our behalf. It is becoming a rarity to find someone who is so diligent, professional and compassionate. We will recommend you to anyone looking for a fabulous estate agent.”

Mr B Gittins



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