



Ravenswood

CROSSWAY GREEN, STOURPORT-ON-SEVERN DY13 9SG

David Jones
The **North Worcestershire** Property Expert



Ravenswood, Crossway Green

An individual three bedroom detached bungalow with attached double garage, standing centrally in a third of an acre plot with delightful gardens backing onto woodland.



*To see video, legal pack and
more information scan QR code*



Situated in a semi-rural location between Kidderminster and Worcester, within easy reach of the villages of Hartlebury and Ombersley. This spacious detached bungalow provides 1240 sq ft of living space and was constructed in 1986 in an excellent plot of 0.33 acre.

Property at a glance

Directions

Leave the A449 approximately 5 miles south of Kidderminster at the Mitre Oak island, exiting onto the A4025 Stourport Road. The entrance drive to Ravenswood will be found immediately on your left hand side denoted by the agent's sale board.

Services

Mains electricity and water are connected.

Drainage is to a septic tank and central heating is LPG fired.

Tenure

Freehold

Local Authority & Council Tax Band

Wychavon District Council

Tax band - E





Lying well back and unseen from the road, Ravenswood has a lawned foregarden and gated access to either side. The rear gardens have a full width paved patio giving way to a raised lawn, edged and interspersed by numerous established shrubs and trees.

The central reception hall has an in-built cloaks cupboard, with an inner hallway leading off to the bedrooms and doors opening through to the lounge and kitchen.

Situated to the rear of the property, the well proportioned lounge (18'0" x 12'5") has an ornamental feature fireplace and double doors with adjacent glazed panels providing a most pleasant aspect looking out across the rear gardens.

Double doors lead through to the dining room, which also has a door to the garden and a door through to the kitchen. It would be a simple matter to combine the kitchen and dining room in order to create a larger open-plan space, if so desired.



"The Agent's View: We are delighted to be given the opportunity to showcase this truly individual bungalow with it's secluded third-of-an-acre gardens."

The kitchen features a range of pine cabinets with Neff electric double oven, ceramic hob, integrated Phillips microwave and in-built fridge.

The adjacent utility room has a work surface with sink unit and space below for washing machine and tumble dryer.

The master bedroom is fitted with a range of wardrobes with sliding mirror panel doors plus additional wardrobes, whilst the en-suite shower room features a pedestal hand basin, wc and cubicle with electric shower.

There are two further double bedrooms, plus a spacious family bathroom with corner bath in tiled surround, wc, hand basin and cubicle with mixer shower.

Outside, the double garage adjoins the bungalow, measuring 18'5" x 17'6" with twin up & over entrance doors, window to side and pedestrian rear access door.

Tenure is freehold and council tax is payable to Wychavon District Council, rated as band E.

Mains electricity and water are connected, with drainage to a septic tank. Windows are upvc double glazed and central heating is LPG fired.

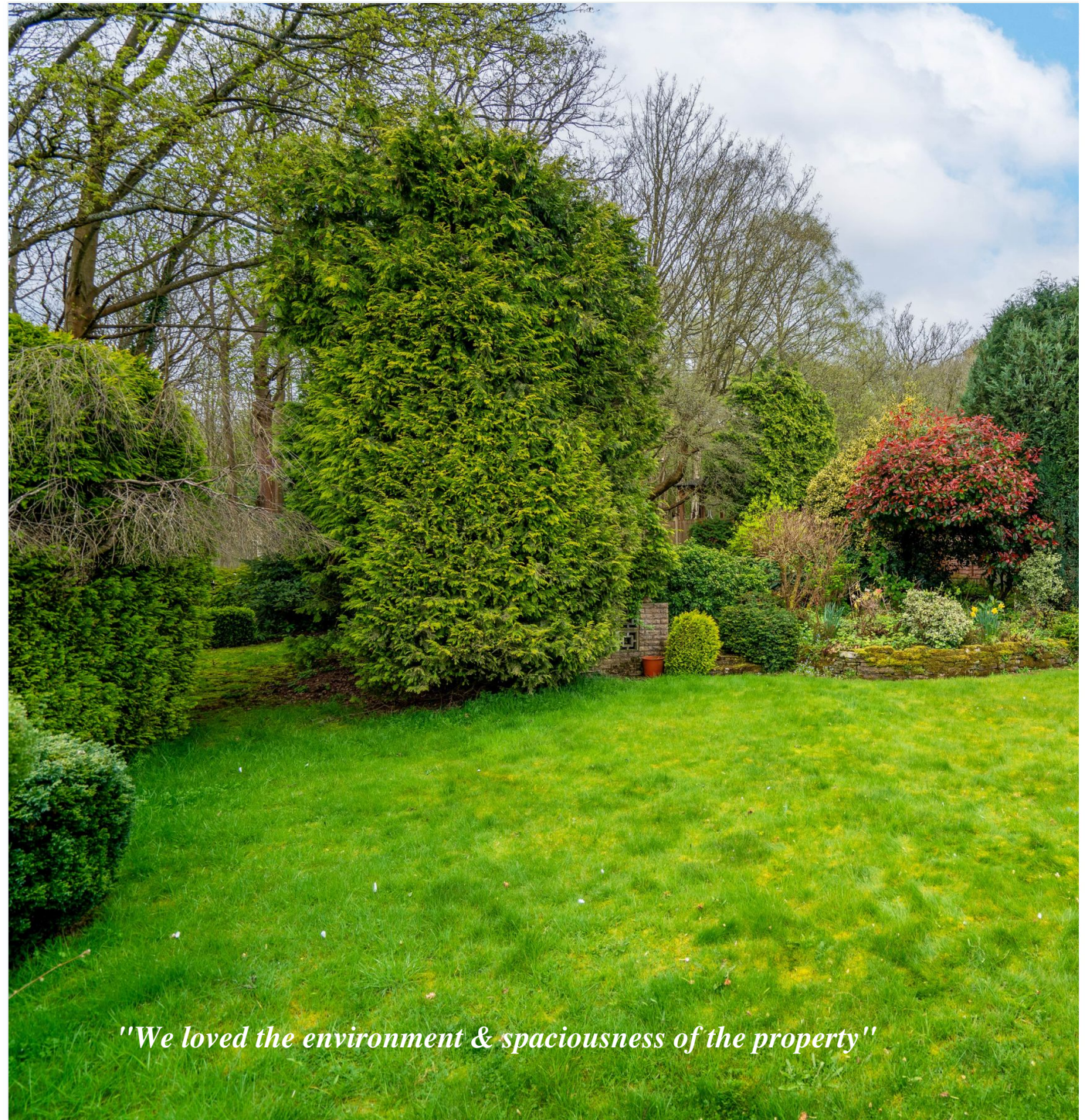


The Seller's View

"38 years ago, by chance, my partner and I saw an advertisement for a new bungalow in Crossway Green and decided to take a look.

We both immediately fell in love, moving in three months later. That feeling has never changed. We loved the environment and the spaciousness of the property. For 10 years we were able to commute to work in West Bromwich with no problems. After retirement we were happier than ever.

I am very sad that age means the time has come for me to move to something smaller and nearer family. I shall sorely miss the space and particularly the garden on which we spent so many happy hours working together."



"We loved the environment & spaciousness of the property"

Dimensions

- Hall
10'10" x 7'4" (3.3m x 2.24m)
- Lounge
18'0" x 12'5" (5.49m x 3.78m)
- Dining Room
12'4" x 9'0" (3.76m x 2.74m)
- Kitchen
8'11" x 16'0" (2.72m x 4.88m)
- Utility Room
7'2" x 6'7" (2.18m x 2.01m)
- Bedroom One
14'1" x 11'4" (4.29m x 3.45m)
- En-Suite
8'5" x 3'11" (2.57m x 1.19m)
- Bedroom Two
10'10" x 11'11" (3.3m x 3.63m)
- Bedroom Three
11'5" x 9'5" (3.48m x 2.87m)
- Bathroom
9'9" x 7'3" (2.97m x 2.21m)
- Garage
18'5" x 17'6" (5.61m x 5.33m)



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A buyer must rely upon the main instruction's. Drawn by www.propertyexperts.co.uk

Amenties/Distances

- Hartlebury Railway Station 1.8 Miles
- Motorway (M5 J6) 9 Miles
- Kidderminster Town Centre 5 Miles
- Worcester City Centre 9 Miles
- Birmingham City Centre 20 Miles
- Ombersley Golf Club 1.3 Miles

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.

Very energy efficient - lower running costs		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	40	
(21-38)	F		
(1-20)	G		



About the **Area**

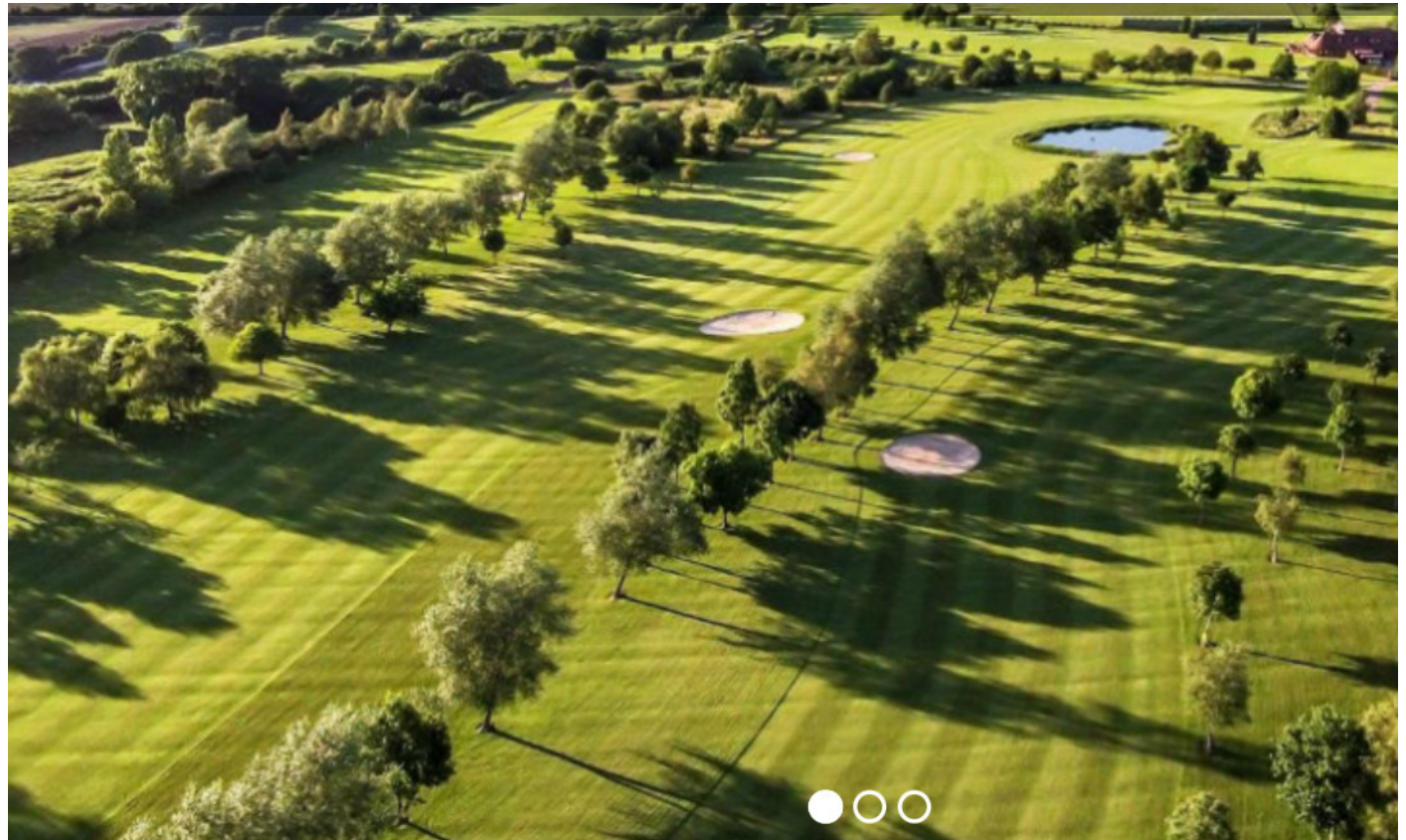
Crossway Green

Situated in this semi-rural location between Kidderminster and Worcester, and within easy reach of the villages of Hartlebury and Ombersley, the property offers a desirable and convenient location for commuters, situated just off the A449 Worcester Road close to the Mitre Oak island, with a regular bus service between Worcester and Kidderminster.

The Georgian riverside town of Stourport-on-Severn is only 3 miles away, whilst the larger town of Kidderminster has a wider range of amenities.

Worcester city centre and the motorway network (M5 j6) can both be reached within a 15 minutes drive, whilst Hartlebury Railway Station is only 1.8 miles away, providing a regular service between Birmingham and Worcester.

Well placed for leisure pursuits, the picturesque Ombersley Golf Club is just over a mile away, and the nationally renowned Moorlands Farm angling venue only 1.5 miles away.

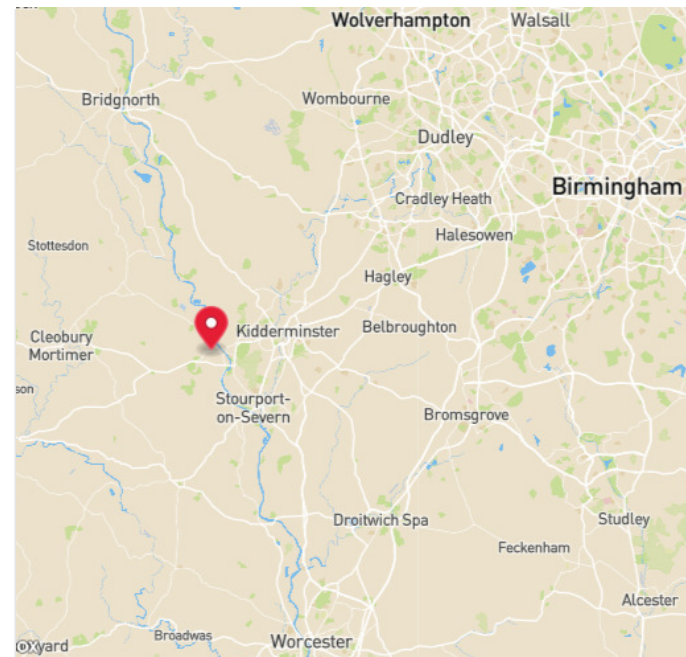
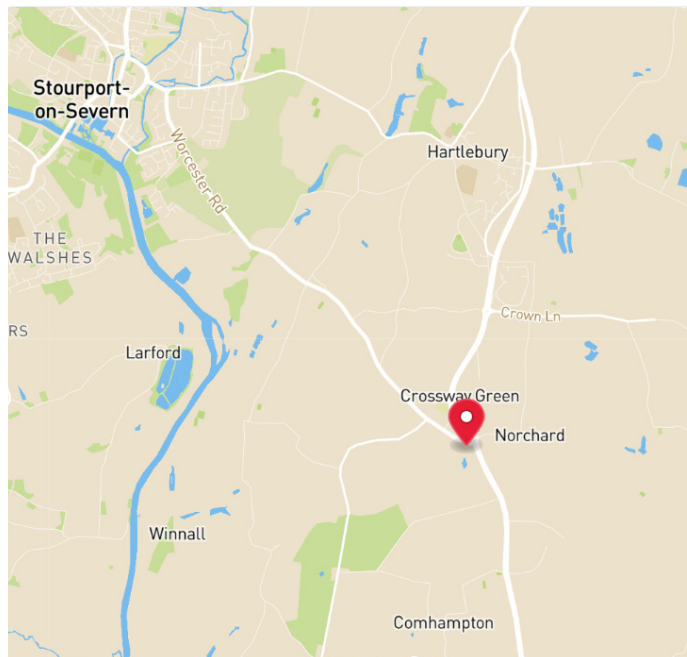


Stourport-on-Severn

Awarded the status of a Heritage Inland Port, the town is a popular tourist destination with numerous riverside attractions and a fascinating history, evident around the historic canal basins where the Staffs-Worcs Canal joins the River Severn.



Plot Size: 0.3 acre



12,000 mortgages from over 90 lenders

The mortgage market is ever changing and your circumstances are unique. To find out how much you can borrow, what the costs are likely to be and what the monthly repayments are please contact:

The Mortgage Experts on
0333 1883 480 or
email mortgage.experts@mab.org.uk



Scan the QR code
to see our mortgage
calculator

Visit www.mortgageadvicebureau.com for evidence. Your home may be repossessed if you do not keep up the payments on your mortgage. We are authorised and regulated by Mortgage Advice Bureau, who are authorised and regulated by the Financial Conduct Authority. There may be a fee for mortgage advice. The exact amount will depend on your circumstances, but a typical fee is £495 and will not exceed 1% of your loan amount.

David Jones

The **North Worcestershire** Property Expert

📞 01562 546606

🌐 thepropertyexperts.co.uk

✉ david.jones@thepropertyexperts.co.uk

Why choose The Property Experts to sell your property

- Dedicated personal agent, so you have one point of contact from start to finish
 - Available 7 days a week, evenings and weekends for your convenience
 - Dealing with a limited number of clients to give you a more personal service
 - An expert in marketing to provide the widest exposure to potential buyers
 - Trained in negotiation to extract the highest offer from buyers
 - Resulting in the maximum price for the seller and a smooth transaction
-

“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



Scan QR code
to follow me on
social media

