



41 Evergreen Way
Stourport-on-Severn | Kidderminster | Worcestershire | DY13 9GH

FINE & COUNTRY

41 EVERGREEN WAY

An impressive detached, executive home, built in 2006, offering five bedrooms, a double garage and an expansive open-plan kitchen/living/dining area. 41 Evergreen Way is situated in a quiet residential area on the outskirts of Stourport-on-Severn with easy access to local amenities and the surrounding countryside. Designed for modern family living and entertaining, the layout combines flexibility, convenience and comfort throughout.



Accommodation Summary

Ground Floor

Walking into 41 Evergreen Way, takes you into a spacious entrance hallway. To the right is a formal dining room, perfect for entertaining. To the left lies a large, dual aspect sitting room, featuring a gas fireplace, double-glazed sliding doors leading onto the patio, and views to both the front and rear of the property. The entrance hallway also provides access to an understairs storage cupboard and a convenient ground floor guest WC. To the rear of the home is the open-plan kitchen/living/dining area, complete with modern fitted appliances and double-glazed doors opening onto the rear patio. There is a separate utility room with access door to the side of the property.

















First Floor

The first floor is configured of five bedrooms, two of which benefit from ensuite bathrooms and one of which is currently used as an office. A well-appointed family bathroom features a convenient Jack and Jill layout. A useful airing cupboard offers additional storage, completing the well-designed first-floor layout.













Outside:

41 Evergreen Way sits on a generous residential plot and is situated at the end of a quiet estate road, shared with just three large, detached homes, offering a sense of exclusivity and minimal through traffic. To the rear, the garden enjoys a beautifully maintained, level lawn complemented by a paved patio area, perfect for outdoor dining and entertaining. Gated side access adds convenience, while a useful garden shed provides additional storage. The property also benefits from a double garage.





LOCATION

41 Evergreen Way is conveniently located within walking distance of Stourport-on-Severn in a popular residential area.

The M5 motorway (J5) is approximately 12 miles away giving easy access to both Birmingham and London (via M42/M40). There are direct train lines to London from Birmingham, Kidderminster, and Worcester. Worcestershire Parkway Railway Station is located 18 miles away and is intended to increase the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.

The nearby town of Bewdley (circa 4 miles) is recognised for its Georgian architecture and recreational culture, with a wide range of shopping and professional services including small supermarkets, selection of pubs and restaurants, bakery, butchers and pharmacy.

The cathedral city and county town of Worcester lies 12 miles south. Increasingly recognised as a university town, Worcester is a thriving regional centre, straddling the River Severn, and offering a wealth of recreational amenities with its picturesque county cricket ground, racecourse, rugby club and rowing.

If education is a priority the area is exceptionally well served in both the maintained and independent sector. The Heathfield School at Wolverley and Winterfold House at Chaddesley Corbett, both fall within The Wyre Forest District. Further south, Worcester is recognised for both The King's Schools (junior and senior) and Royal Grammar Schools (junior and senior). Both Malvern (Malvern College and Malvern St James) and Bromsgrove (Bromsgrove School) are also readily accessible. In addition, the King Edward Schools are within the Birmingham conurbation.





Services, Utilities & Property Information

Tenure – Freehold.

Council Tax Band – F.

Local Authority – Wyre Forest.

EPC – Rating C.

Property Construction - Standard (brick and tile).

Electricity Supply – Mains.

Water Supply – Mains.

Drainage and Sewerage – Mains.

Heating – Gas.

Broadband – FTTP ultrafast full fibre broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Double garage and driveway parking for 4+ vehicles.

Additional Information – The property is located on a private road.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Droitwich Spa, Worcester and Malvern on 01905 678111.

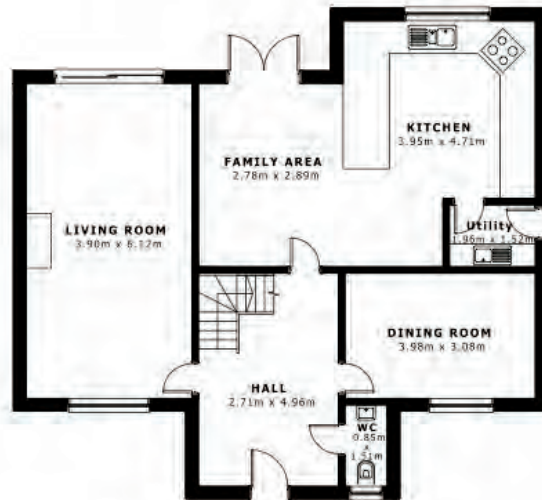
Website

For more information visit <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am – 1.00 pm



Ground Floor



First Floor



Garage



41 Evergreen Way, DY13 9GH - Sales Plan

Total Net Area (Excluding Garage): 157.48m² / 1695.1ft²

Garage Total Net Area: 30.19m²/324.9ft²

Total Net Area (Including Garage): 187.67m²/2020ft²

Please note that all measurements are Approximate and for illustrative purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.. Printed 21.08.2025







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