



Dunley Road

Stourport-On-Severn | DY13 0AX



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A hidden gem and a rare opportunity to acquire a wonderful family home, architecturally designed in the 1970s, offering excellent potential to modernise and create a spacious, contemporary living environment—perfect for growing families. The property benefits from a garage and a private rear garden.

Location:

This property is set within the sought-after area of Areley Kings, being found on the Worcester side of Stourport. This forever popular area lies over the river and just one mile south west of Stourport town centre, which offers a range of shopping, leisure and recreational facilities. Areley Kings remains very much a village style community with two public houses, a convenience store, post office, pharmacy, Newsagents, Community village Hall and a characterful Grade II listed 800-year-old church.

Worcester (10miles) Birmingham (30 miles) and by rail there is a direct train service from Kidderminster (10 miles) direct into London Marylebone.

Education:

There is a high level of quality of schooling close by, in both the public and private sectors, including the catchment schools of Astley Church of England Primary School and the highly regarded Chantry High School. In the independent sector, there is the Royal Worcester Grammar School and Kings School Worcester.

Accommodation Comprising Of:

Hallway, Snug, WC, Sitting Room, Dining Room, Kitchen, Laundry, 3 Double Bedrooms, One En-Suite, Shower Room, Cellar, Garage.





Ground Floor Accommodation:

The property is entered via a charming front porch featuring a distinctive round window and tiled floor, which leads into a spacious hallway. From here, doors open to the sitting room, dining room, snug, kitchen, and a ground-floor WC.

The generously sized sitting room is flooded with natural light from a large front-facing window and features a slot-in electric fire, with an open fireplace situated behind. Patio doors provide access to the rear garden and raised patio area, making it a perfect space for entertaining or relaxing. An open archway connects the sitting room to the dining room, which provides ample light from a large bay window.

The large kitchen is fitted with a range of base and wall units, laminate flooring and offers space for a cooker. This room presents a fantastic opportunity to redesign and create a modern kitchen-dining space. Adjacent to the kitchen is a practical laundry area with space for white goods, and a side door that leads directly outside, providing convenient access to the garage.

A downstairs WC with toilet and basin serves the ground floor, while a cosy snug offers flexibility as a home office, playroom, or additional reception room. An open staircase leads to the first floor.

First Floor Accommodation:

The first-floor landing leads to three well-proportioned bedrooms and a family shower room.

Bedroom Two is a spacious double with a fitted wardrobe offering excellent storage and enjoys wonderful countryside views. The family shower room is generously sized, featuring a corner shower, a Heritage sink set within a practical vanity unit, and a toilet. There is ample space to upgrade the room further by incorporating a bath, if desired.

Bedroom Three, although the smallest of the doubles, also includes fitted wardrobes and boasts fabulous views over the surrounding landscape.

The Master Bedroom is generously sized and benefits from a fitted wardrobe, along with an en suite comprising a single shower cubicle, toilet, and sink. Two useful eaves storage cupboards add practicality to this comfortable and private space.

Outside:

The property is approached via a block-paved driveway, providing ample parking for multiple vehicles. A five-bar gate to the side offers access to the rear garden and a separate brick-built garage offers further space and options. Attached to the rear of the garage is a greenhouse, ideal for keen gardeners.

To the rear, the expansive lawned garden is bordered by mature hedges, offering a high degree of privacy. The garden also features established fruit trees, creating a peaceful and productive outdoor space.

Beneath the kitchen and snug lies a cellar, accessed externally. This area presents exciting potential for further development, whether for storage, a workshop, or even additional living space, subject to the necessary consents.

Viewings recommended to appreciate the property's potential.

Services:

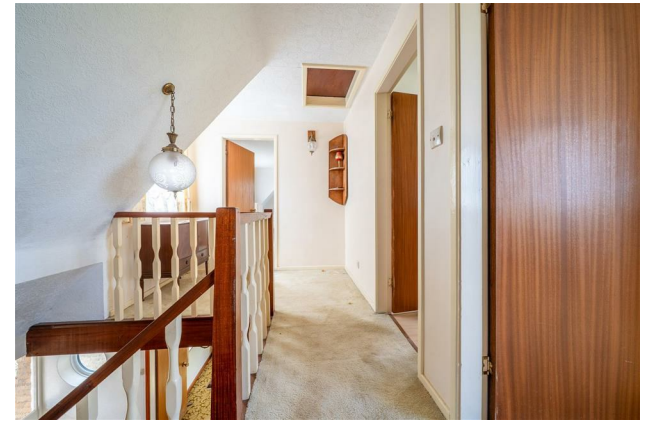
Mains drainage, water, electricity and warm air heating via a gas boiler.

Tenure:

Freehold

Local Authority:

Wyre Forest District Council





Council Tax Band: F

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

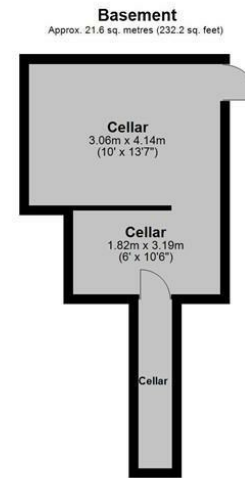
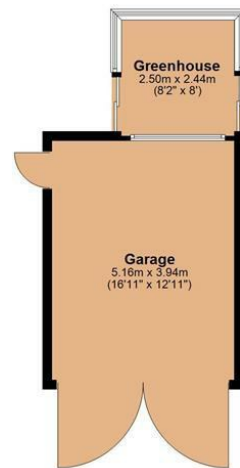
Administration Deposit:

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings of services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation







Total area: approx. 218.9 sq. metres (2356.7 sq. feet)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	57	71
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	57	71
England & Wales EU Directive 2002/91/EC		

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