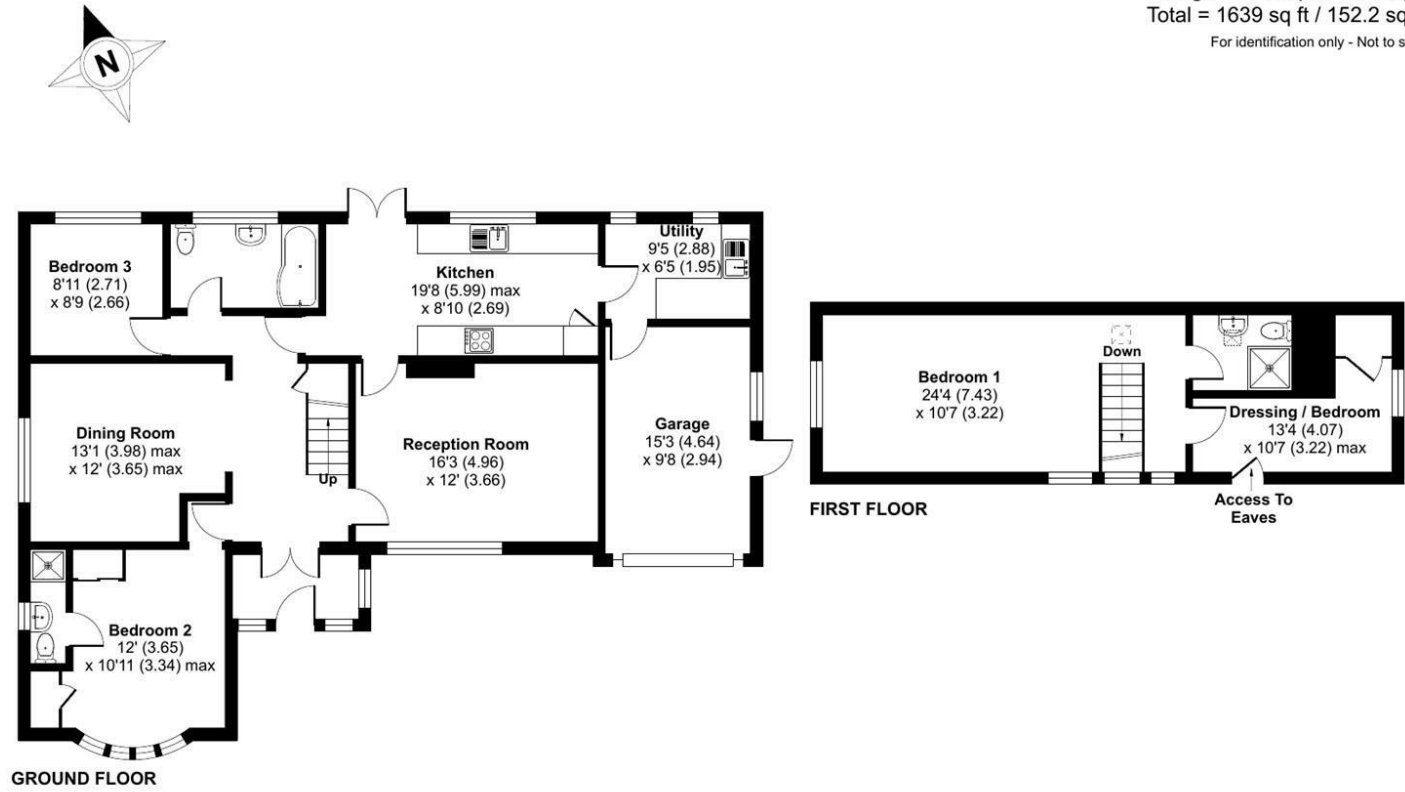


FOR SALE

9 Bower Hill Drive, Stourport-On-Severn, DY13 0AN



Approximate Area = 1491 sq ft / 138.5 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 1639 sq ft / 152.2 sq m
For identification only - Not to scale



FOR SALE

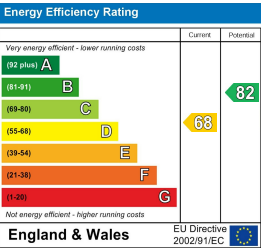
Offers Based On £510,000

9 Bower Hill Drive, Stourport-On-Severn, DY13 0AN

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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01562 820880

Kidderminster Sales
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Mileage (all distances approximate)
Stourport on Severn 2 miles Bewdley 4 miles Kidderminster 6 miles Worcester 12 miles
Birmingham 24 miles



2 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



- Beautifully Renovated Detached Dormer Bungalow
- Extensive & Versatile Accommodation Throughout
- Quiet Sought After Cul-de-sac Location
- Large Driveway & Garage
- Spacious Breakfast Kitchen with Separate Utility Room
- Living Room and Separate Open Plan Dining Area
- 2 Ground Floor Bedrooms & Large First Floor Bedroom
- 2 En-suites & Family Bathroom

DIRECTIONS

Leave Stourport on the A451 onto the Dunley Road signposted to Great Witley. Take a right-hand turn into Church Walk and then a right-hand turn into Bower Hill Drive. Number 9 will be found at the bottom of the cul-de-sac as indicated by the agent’s For sale board.

LOCATION

9 Bower Hill Drive is located in the highly sought-after area on the southwestern edge of Stourport-on-Severn.

Arley Kings is home to the historic St. Bartholomew Church, primarily built from red sandstone. The local community benefits from a co-op store with a post office and pharmacy. Stourport offers a wide variety of retail, dining, and social facilities, along with both primary and secondary schools.

The area also boasts beautiful riverside and canal walks. Additional amenities can be found in the nearby cathedral city of Worcester, the lively riverside town of Bewdley, as well as in Kidderminster and Birmingham.

INTRODUCTION

This delightful dormer bungalow is perfectly located in a sought-after cul-de-sac, offering a peaceful and desirable setting. The property boasts versatile living spaces, including three generously sized double bedrooms (two of which are conveniently located on the ground floor). It features a modern, well-equipped breakfast kitchen with a separate utility room, a family bathroom and two en-suite shower rooms.

The expansive living room provides ample space with a separate dining area perfect for entertaining and also having the private gardens. Additional highlights include a garage and a spacious driveway, ensuring plenty of room for parking. The current owners have thoughtfully renovated and improved the property throughout their 22-year residency, ensuring both style and functionality are seamlessly integrated.

FULL DETAILS

Upon entering through a glazed door, you are welcomed by a spacious porch. From here, a second glazed door opens into a generous entrance hall, featuring solid oak flooring, with a staircase that rises to the first floor. This area offers a wonderful sense of space, and the current owners have thoughtfully converted what was once a bedroom into a dining room; however, this could easily be reverted to a bedroom should this be required.

To the right of the entrance hall is a large, expansive lounge, complete with a Clearview log burner and a door that leads into the breakfast kitchen.

Bedroom 2, located at the front of the property, features built-in wardrobes that provide ample storage space, along with an en-suite shower room. Bedroom 3, located at the rear of the property, is also a spacious room and sits adjacent to the family bathroom. The bathroom boasts a stylish and contemporary suite, including a P-shaped bath with a shower overhead, a wash hand basin with a vanity unit, a W.C. and a heated towel rail.

A standout feature of this home is the beautifully refurbished breakfast kitchen, which is finished with Karndean flooring and French doors that open out onto the rear garden. The kitchen is equipped with a range of wall and base cabinets, with ample countertop space, a sink, and integrated Blomberg appliances, including a dishwasher, larder fridge, cooker, grill, gas hob, and an extractor hood. Additionally, there is a practical utility room with further storage cabinets, a sink, and a Worcester Bosch boiler. A door leads from the utility room providing access to the garage.

To the first floor is the master bedroom which is a beautifully light and airy space with eaves storage. This is a generously sized room having an en-suite shower room and further room off. This is a multi-functional space and can be used to suit the new owners needs, whether as a home office, dressing room. There is also a large eaves wardrobe space.

OUTSIDE

At the front of the property is a spacious driveway that provides ample off-road parking, along with an attached garage. The front garden is a charming mix of well-maintained lawn, shrubs, and hedging, with gated access that leads you through to the rear garden.

The rear garden is fully enclosed, offering an exceptional level of privacy with tall conifer hedging. It is predominantly laid to lawn and features a paved seating area, perfect for outdoor relaxation. The garden also boasts vibrant flower beds, mature hedging, a jasmine-covered pergola, striking red acers, water fountain, a gazebo, two timber sheds, and a log store.

The garage which has an electric roller door can be accessed from the rear garden.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.

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.