



36 Stagborough Way
Stourport-on-Severn, DY13 8TU

Andrew Grant



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Stourport-on-Severn, Worcestershire, DY13 8TU

4 Bedrooms 2 Bathrooms 2 Reception Rooms

An extended four-bedroom modern home benefiting from a corner position in the desirable Lickhill suburb of Stourport.

- Corner plot family home
- Lickhill Memorial Park nearby
- Open-plan living dining kitchen
- Extensive living room
- Four bedrooms
- Master bedroom with en-suite
- Modern family bathroom
- Lawned rear garden
- Driveway parking
- Attached garage

Offers in excess of £325,000

1,308 sq ft (121.5 sq m)

The front

The property is approached from the roadside via a neatly block paved driveway which can accommodate around three vehicles to four vehicles and which leads to the single attached garage. The garage is accessed via double wooden doors to the front and benefits from power and lighting.

Entering the property, one is greeted by a light and bright hallway which features a useful recess ideal for coats and shoes, whilst doors lead to the living room and downstairs WC. The latter is nicely styled to a contemporary standard with attractive tiling, vanity unit and low-level WC.





The living room

The spacious living room runs front to back of the property and floods with light from a big picture window to the front and quality bi-fold doors to the rear which provide access to the garden. This excellent reception room also has contemporary wall lights, two radiators, stairs rising to the first floor and a doorway leading to the adjoining kitchen and dining room.

Please note, the lights are not included in the purchase.





The kitchen

The kitchen is beautifully presented to a quality finish with black granite work surfaces and matching splashbacks, wall and base cupboards, high gloss tiled flooring, down lighters, induction hob with extractor above, built in oven and space for a fridge freezer.



The dining room

The open-plan kitchen flows nicely into to a sizeable dining room, which has been extended in the past and provides a great space for modern family living and entertaining.

This excellent space includes two double glazed windows, down lighters, two radiators, wood laminate flooring and a useful utility cupboard with space/plumbing for appliances.



The master bedroom

The first floor accommodation is similarly light and bright and accessed via a landing with loft hatch. The spacious master bedroom comes complete with en-suite facilities and features fitted mirror-fronted wardrobes.

The fully tiled en-suite shower room exudes modern sophistication with its contemporary fixtures and fittings. The space is thoughtfully designed with downlighters, a sleek vanity unit, and a stylish shower area.



The remaining bedrooms

Bedroom two, the second double room in the house, offers convenience and style with its fitted mirror-fronted wardrobes, providing ample storage space. Bedrooms three and four are both generously sized single bedrooms, offering flexibility for various uses. Please note, the children's beds are available via separate negotiation.





The bathroom

The fully tiled family bathroom floods with light from two double glazed windows and features a chrome towel radiator, panelled bath, pedestal wash basin and low-level WC.



The garden

At the rear of the property lies a flat and family-friendly garden, offering a perfect outdoor area. Situated on a corner plot, the garden enjoys enhanced privacy and ample space for various activities.

Enclosed by wooden panelled fencing, the garden features a central lawn surrounded by low maintenance gravelled beds and paved seating areas, perfect for al fresco dining.



Location

Stagborough Way forms part of an established leafy neighbourhood on the Bewdley side of town. An ever popular destination for buyers of all ages, this location is ideally placed for accessing Stourport town centre and nearby amenities such as local schools and the wonderful Lickhill Memorial Park, which is just yards away at the end of the road. The park is a popular reason why purchasers choose to live here, as it provides a fantastic local green space ideal for families and dog walking. Families with children will delight at how close local schools are to here which include Lickhill primary school and St Wulstans Catholic primary school, both just 0.1 miles away from here.

Stourport High Street is less than a mile away from Stagborough Way. The town has much to offer the local resident, including a wide range of interesting shops, as well as several large supermarkets, including Tesco and Lidl. There are also many pubs and restaurants throughout the town and surrounding suburbs.

The canal basin is the jewel in the crown of Stourport-on-Severn, once a busy inland port steeped in history and comprising five restored basins, now home to many narrow boats and yachts, along with lots of wildlife. The basin is a wonderful place to sit and relax, perfect for those who love walking, especially as the area leads on to the nearby riverside, complete with recreational areas, picnic benches and children's activities.

Services

To be confirmed.

Council Tax

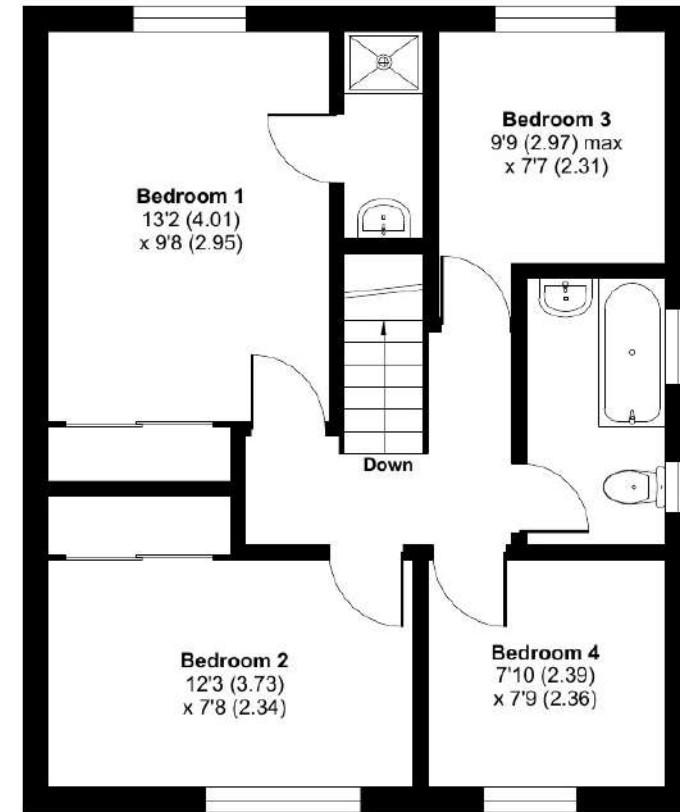
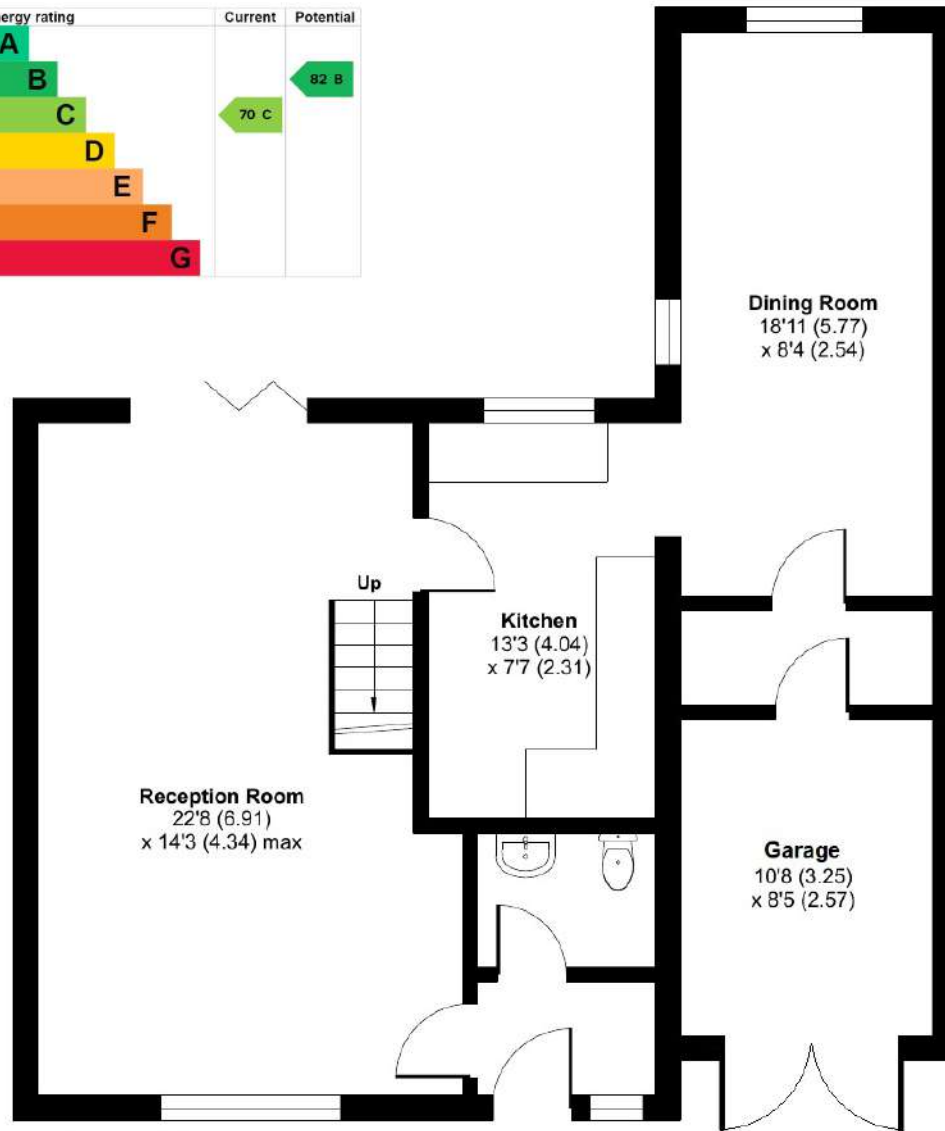
The Council Tax banding for this property is **Band D**

Stagborough Way, Stourport-on-Severn, DY13

Approximate Area = 1308 sq ft / 121.5 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1122161



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