



11 Hafren Way

Stourport-on-Severn, DY13 8SJ

Andrew Grant

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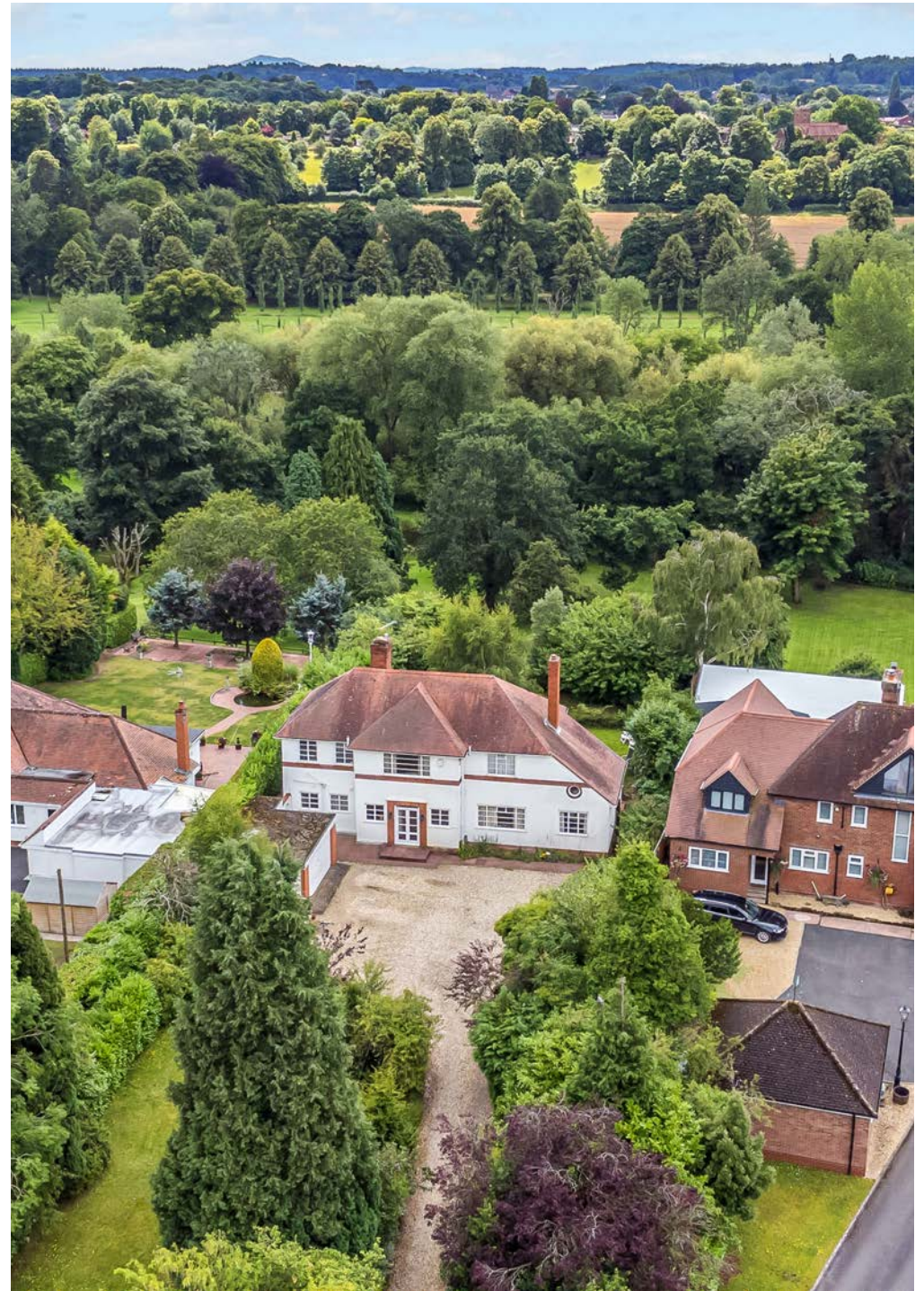
3 Bedrooms 2 Bathrooms 2 Reception Rooms 0.5 Acres

This charming three-bedroom property in sought-after Stourport-on-Severn has the potential to become an idyllic home. With generously sized bedrooms, reception areas and an expansive garden, it offers everything for comfortable family living. Unlike neighboring homes, it retains its original layout and character, providing a perfect blank canvas for renovation or extension.

Key features

- Three generously sized double bedrooms offering ample space and comfort for the entire family.
- Spacious kitchen, which provides plenty of room for seating and storage, ideal for daily living and entertainment.
- Charming dining room adorned with a bay window that overlooks the garden, creating a picturesque backdrop.
- Two well-appointed bathrooms conveniently positioned at both ends of the landing for ease of access and convenience.
- Expansive lawned garden, ideal for outdoor activities, gardening and relaxation.
- Generously sized garage and store room, along with ample off-road parking, ensuring space for multiple vehicles.
- The property sits on a generous plot, off a desirable and exclusive road and features a mature front garden and long gravel driveway.

2360 sq ft (219.2 sq m)





The kitchen

Upon entering the property, you are greeted by a generously sized kitchen to the left. The kitchen is equipped with a built-in oven, hob with extractor fan and a sink with basin, all complemented by Shaker-style cabinets lining the walls. This kitchen combines functionality with style, offering a wonderful space for both daily living and entertaining.





The living room

To the right of the entrance hall, you are greeted by the inviting living room. Sliding patio doors to the rear garden fill the space with natural light, seamlessly blending indoor and outdoor living. The room features an electric fireplace and ample space for furniture, offering a wonderful opportunity to create a cosy and welcoming family space.





The dining room

Adjacent to the kitchen and living room, the dining room offers seamless flow and connectivity throughout the downstairs of the property. With a large window overlooking the garden, the room is bathed in natural light and enjoys a picturesque garden view. This inviting space is perfect for family meals and entertaining guests.





The study

Completing the downstairs is a versatile study accessible via the living room. This well-sized space offers endless possibilities, whether it be transformed into an additional reception room, a playroom, a studio, or simply maintained as a study.



Bedroom one

Bedroom one is an expansive double room offering stunning views of the garden and surrounding countryside. With built-in furniture providing ample storage space, this room makes a wonderful primary bedroom, combining comfort and functionality.



Bedroom two

To the far right of the landing is bedroom two, a well-sized double bedroom overlooking the rear garden. This room offers ample space for furniture and is conveniently positioned opposite the bathroom, making it both practical and inviting.



The bathroom

Opposite bedrooms one and two is a well-appointed bathroom. This stylish and functional space features a bath with a handheld shower attachment, a WC and a washbasin, ensuring convenience and comfort.



Bedroom three

Positioned to the left of the landing, bedroom three is another sizeable double bedroom. It offers ample space for furniture and features a large window that fills the room with natural light while providing beautiful garden views.



The secondary bathroom

Opposite bedroom three is a generously sized, tiled bathroom. This well-appointed space features a bath with a handheld showerhead, a WC and a washbasin, offering convenience and privacy for the occupants of the third bedroom. Additionally, the bathroom provides access to the adjacent storeroom.



The garden

The property boasts an expansive lawned garden, beautifully surrounded by mature shrubs that ensure complete privacy. This serene outdoor space provides a perfect retreat for relaxation and enjoyment.





Location

Stourport-on-Severn, a charming riverside town in Worcestershire, combines scenic beauty and modern amenities. The town boasts excellent schools, including Stourport Primary Academy and The Stourport High School and Sixth Form College. Well-connected by the A449, A451, M5 and nearby Kidderminster railway station, it provides easy access to Birmingham and Worcester.

The town centre features independent boutiques, high-street retailers, supermarkets and diverse dining options.

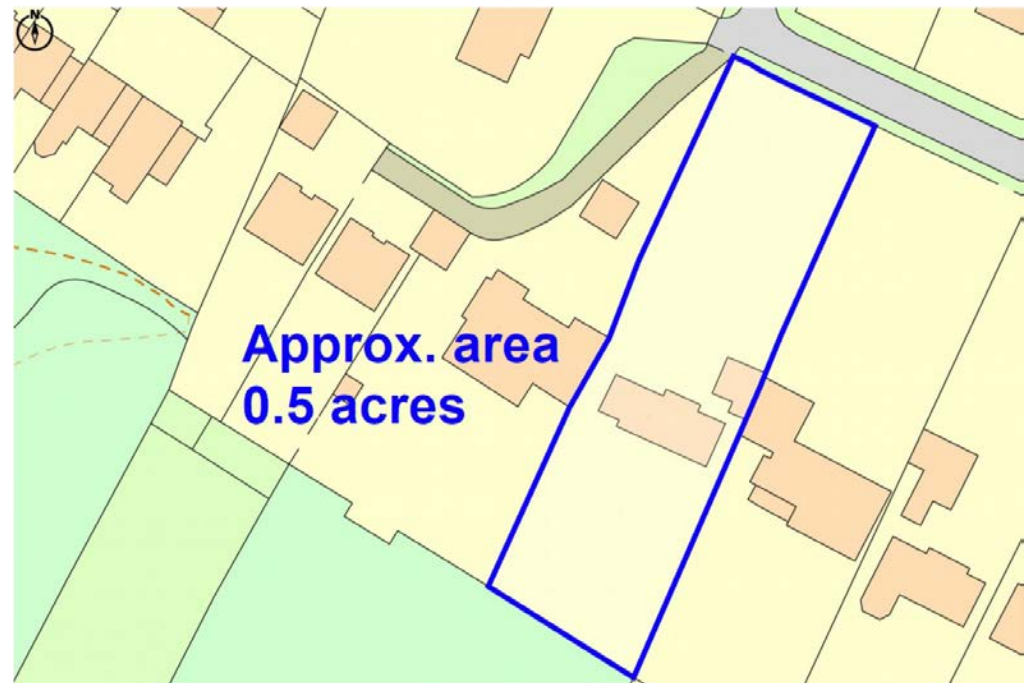
Enjoy riverside walks, boat trips and Stourport Memorial Park's play areas, sports facilities and gardens. Additional recreational amenities include a local leisure center and the nearby Wyre Forest for hiking, cycling and wildlife spotting.

Combining tranquility and convenience, Stourport-on-Severn is ideal for families and professionals seeking a high quality of life.

Services

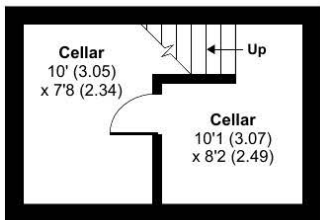
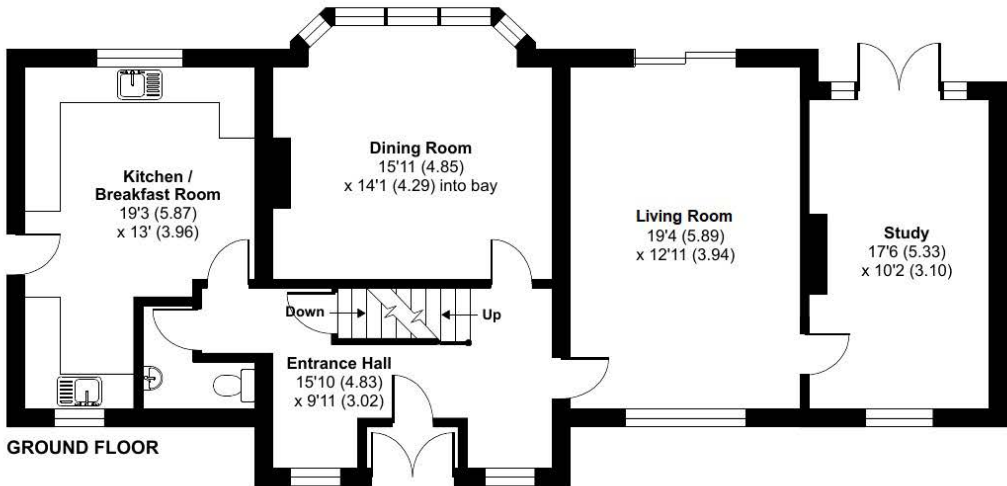
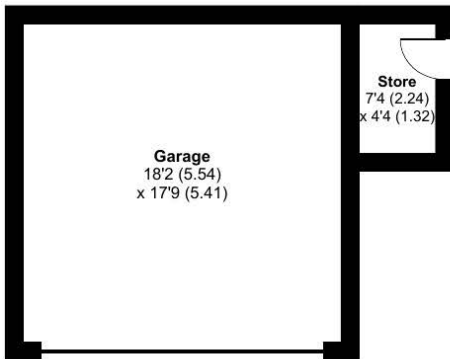
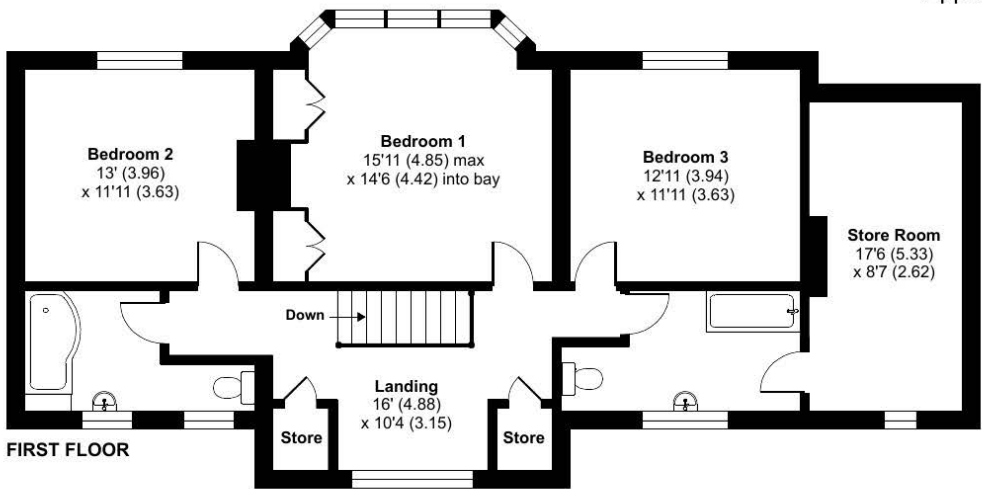
To be confirmed

Council Tax - Band G



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Approximate Area = 2360 sq ft / 219.2 sq m (excludes store)
 Garage = 324 sq ft / 30.1 sq m
 Total = 2684 sq ft / 249.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2024. Produced for Andrew Grant. REF: 1147147

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



DISCLAIMER: 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 documentation 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, acreage, 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. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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