



**4 Bala Close**

Stourport-on-Severn DY13 8JJ

**Andrew Grant**

# 4 Bala Close

Stourport-on-Severn DY13 8JJ

**3 Bedrooms   2 Bathrooms   2 Reception Rooms**

A spacious three-bedroom semi-detached home with a large garden and off-road parking, located in the desirable Burlish area of Stourport.

- Spacious three-bedroom semi-detached home with a ground floor wet room and potential to extend, located in a desirable area with easy access to amenities, schools and transport links.
- Bright and airy living spaces with a front-to-back living room and adjoining kitchen.
- Contemporary family bathroom recently refitted to a high standard.
- Large sunny rear garden, perfect for families and entertaining, and off-road parking for one to two cars with the potential to extend further.

A spacious three-bedroom semi-detached home that offers excellent potential for modernisation. The property features a front-to-back living room, a functional kitchen with adjoining dining space and a versatile ground floor wet room. Three well-proportioned bedrooms are complemented by a family bathroom, recently refitted to a high standard. The rear garden offers ample space for entertaining or extending the property, subject to planning permission. A driveway provides convenient off-road parking. The property enjoys easy access to local amenities making it a fantastic opportunity for families or professionals.

**941 sq ft (87.4 sq m)**







## The living room

The spacious living room runs from the front to the back of the property, flooding with natural light from the large front-facing picture window and French doors opening to the garden. At the centre of the room is a brick fireplace housing a gas fire, creating a cosy focal point.







Located at the back of the living room, an additional space offers a bright and flexible area that can be tailored to suit your needs. The patio doors not only let in an abundance of light, they also enable perfect indoor-outdoor entertaining opportunities when the weather allows.





## The kitchen

The kitchen offers matching wall and base units with ample storage, space for appliances and a useful larder cupboard. While currently serviceable, it presents an opportunity for modernisation to suit the new owner's taste. A door leads directly to the dining area, allowing for easy flow between spaces.





## The dining room

Adjacent to the kitchen, the dining room provides a versatile space that can also serve as a playroom, study or additional bedroom. A double-glazed window overlooks the garden, and the room connects conveniently to the ground floor wet room.







## The wet room

The ground floor wet room features a walk-in shower, low-level WC and a pedestal wash basin. This practical space can also be converted into a utility area if preferred, enhancing the home's versatility.



## The Landing

The landing provides access to all first-floor rooms and features a loft hatch with a drop-down ladder for additional storage. A frosted double-glazed window allows natural light to brighten the space. The layout is well-planned, ensuring easy navigation between bedrooms and the family bathroom.





## The primary bedroom

Bedroom one is a generously sized double room, flooded with light through a large picture window. Its spacious proportions make it an ideal retreat for restful nights.







## Bedrooms two and three

The second double bedroom enjoys a peaceful outlook over the long rear garden. Its size and layout make it a versatile space for a guest or family bedroom. The third bedroom is a single room with a side-facing double-glazed window. It is perfect as a child's room, study or additional storage space.





## The bathrooms

The contemporary family bathroom has been beautifully refitted with attractive tiling, a panelled bath with a shower attachment, a wash basin with storage beneath and a WC. Built-in cupboards and shelves provide additional storage, and the 'Worcester' combination boiler is neatly housed here.





## The rear garden

The long rear garden enjoys a sunny orientation, providing an excellent outdoor space for entertaining, gardening or family activities. A patio area directly behind the property offers a perfect spot to relax, while the extensive flower beds and pathway lead to the far end, where two sheds provide additional storage. This garden also offers great potential for extending the property, subject to planning permission.





## Location

The property is nicely situated in a small cul-de-sac off Windermere Way, part of a well established suburb of Stourport known as Burlish. This is a highly regarded location, including the fact that it is conveniently positioned for accessing a number of local amenities and green spaces.

For those with children, this setting is hugely beneficial as it is just moments away on foot from Burlish Park Primary School in addition to Stourport High School and Sixth Form College.

Windermere Way is also a fantastic location for accessing nearby green spaces such as the locally renowned Burlish Top nature reserve, which can be accessed on foot from the property and offers miles of mature heathland and wooded areas popular amongst dog walkers and those who love the outdoors.

Stourport-on-Severn town centre is also right on the doorstep from here, another reason for the popularity of this road as it means the resident can leave their car at home and walk to town, which is less than one mile away. The historic town centre offers a huge array of amenities including interesting shops, a myriad of pubs and eateries plus several large supermarkets. The riverside meadows are a huge asset, featuring lovely seating areas overlooking the river and miles of walks leading to Bewdley in one direction and Worcester in the other. There is also a superb canal basin at the heart of the town offering another lovely and serene beauty spot to enjoy.

## Services

The property benefits from mains water, gas, electricity and drainage.

## Council Tax

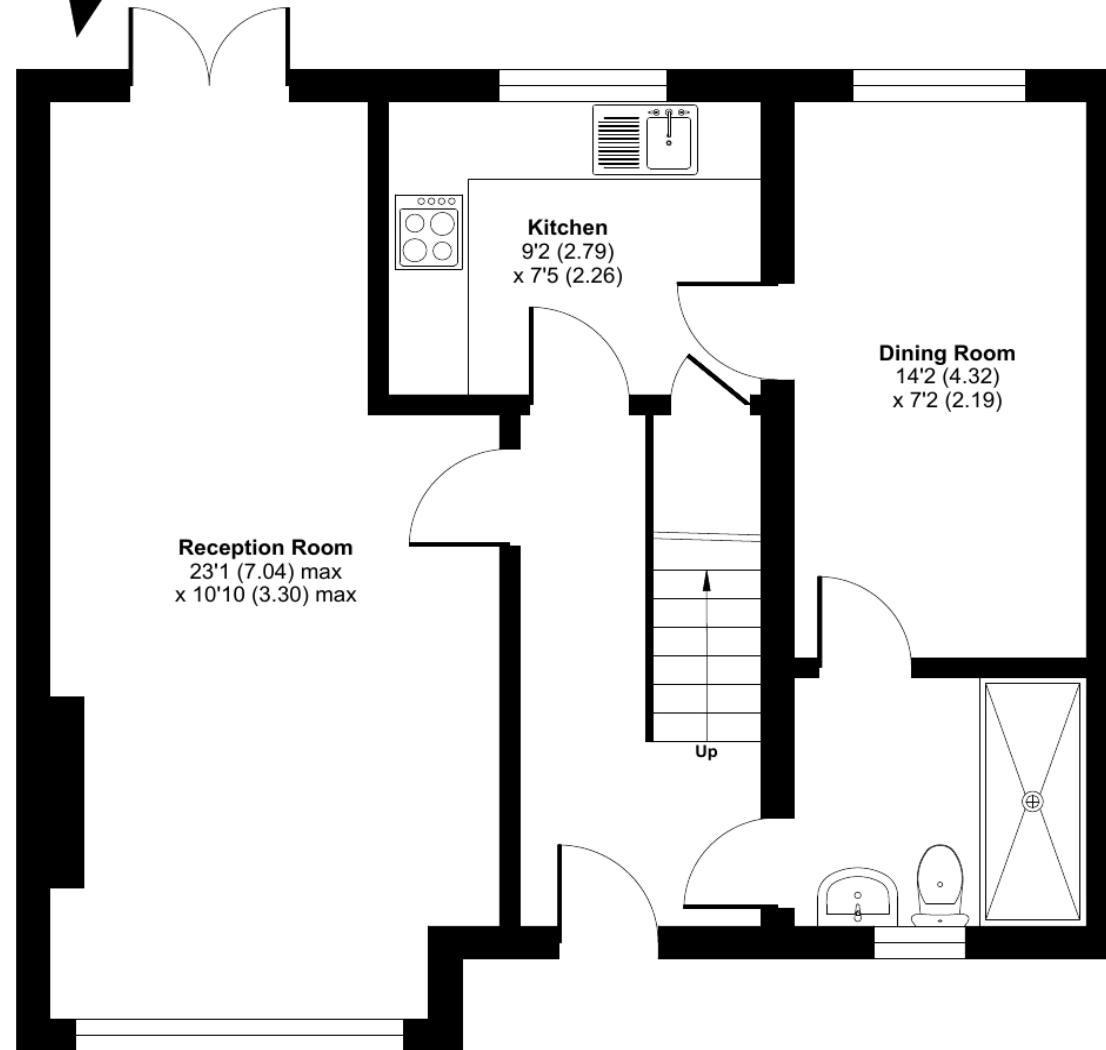
The Council Tax banding for this property is **Band C**



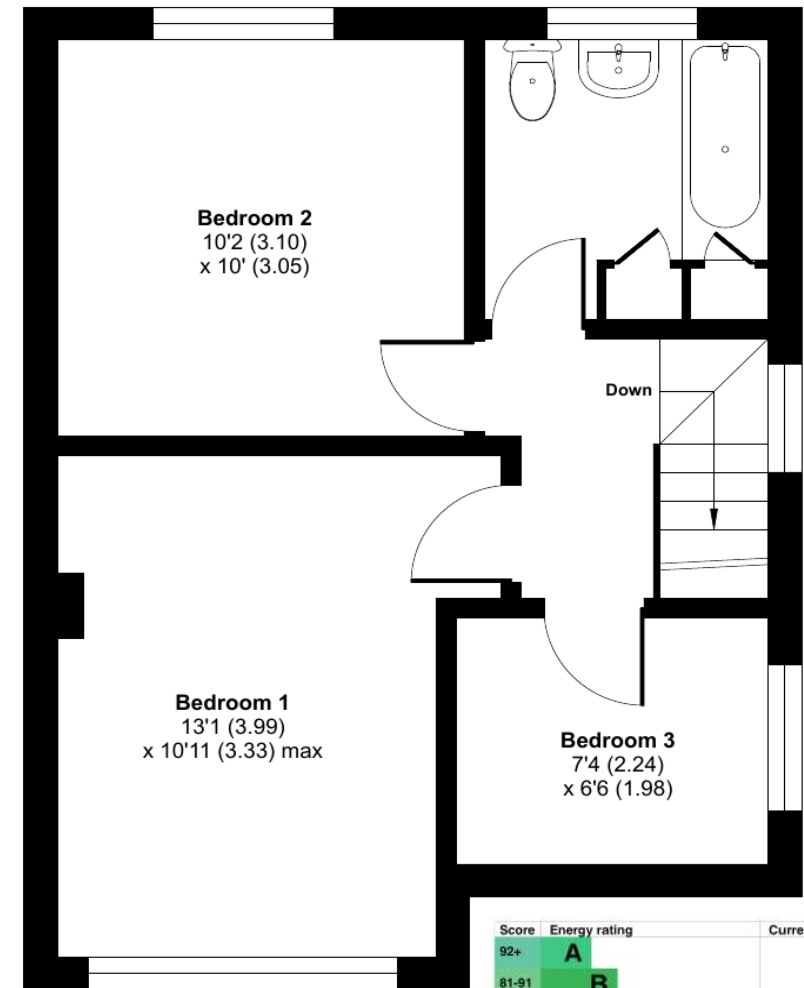
# Bala Close, Stourport-on-Severn, DY13

Approximate Area = 941 sq ft / 87.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	83 B
55-68	D		
39-54	E		
21-38	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.





Andrew Grant

T. 01905 734734 E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)