



27 Abberley Avenue

Stourport-on-Severn, DY13 0LZ

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

Spacious and versatile three double bedroom family home situated in the sought-after village of Areley Kings, a rural suburb on the outskirts of Stourport-on-Severn. This well-proportioned property benefits from extended ground floor living, a private low-maintenance garden, a small study or office adjoining the kitchen, and a generous gravelled driveway providing access to the garage via an electric roller shutter door.

- A well-maintained and generously sized three bedroom semi-detached home, extended on the ground floor and including an integral garage for added practicality.
- Spacious open plan lounge and dining area providing excellent flexibility for both family living and entertaining, with natural light from front and rear aspects.
- Bright and functional kitchen complete with a separate utility room and convenient access to the rear garden, ideal for busy households.
- Low-maintenance rear garden, fully paved for ease, featuring a wooden shed and greenhouse to accommodate storage, hobbies or gardening needs.
- Substantial gravel driveway offering secure off road parking for multiple vehicles, with direct internal access to the garage.
- Peacefully positioned in a quiet residential area with nearby schools, transport links, green spaces and local amenities all within easy reach.

1369 sq ft (127.1 sq m)





The living room

This spacious, dual-aspect room offers distinct zones for relaxation and work. The large front bay window and access to the rear extension make it a particularly bright and welcoming space. Its flexible layout easily accommodates a lounge suite, home office or play area.





The garden room/dining area

The garden room/dining area is part of the open-plan living room, ideally positioned to benefit from natural light thanks to the French doors and two sky lights. There's ample room for a dining table and chairs, creating a sociable setting for family meals or entertaining.





The kitchen

The kitchen is a bright, practical space with garden views and direct access to the living room. It offers ample storage with base and wall units, plus space for essential appliances. A glazed door leads to the utility room, which has plumbing, appliance space and a skylight for natural light. Beyond this is a useful room that can serve as a small office or storage area, also with a skylight and doors to the garage and front of the property.





Bedroom one

This rear facing bedroom is the largest of the home, comfortably fitting a double bed and further furniture. The window provides excellent natural light, and the room offers flexibility for additional storage or a dressing area, with a view over the quiet back garden.





Bedroom two

The second bedroom is a bright front facing double with space for both sleeping and study areas. It's an ideal room for older children or guests.



Bedroom three

A generous single room, bedroom three is front-facing with ample floor space and natural light. Ideal as a child's bedroom, nursery or home office.





The bathroom

The family bathroom is a generous space featuring a separate bath and shower enclosure. Natural light floods in through frosted windows, and there's a pedestal basin and WC. The layout allows ease of use for family life.



The garden

Designed for low maintenance living, the fully paved rear garden offers plenty of space for entertaining, play or planting. A wooden shed and greenhouse provide practical outdoor storage and gardening potential, with secure fencing on all sides for peace of mind.

Location

This home is situated in a quiet, well-established residential area just outside of Stourport-on-Severn. Areley Kings presents itself as a highly coveted semi-rural village, nestled within picturesque Worcestershire countryside. Positioned strategically between the historic town of Stourport-on-Severn and the quaint village of Shrawley, its charm is undeniable.]

Abberley Avenue, where this property is located, sits discreetly close to the village centre, offering a tranquil setting. The village itself offers a plethora of conveniences, including a handy Co-op store, Post Office, two welcoming pubs, a pharmacy and a recreational field with a play area.

Areley Kings provides access to scenic walks leading to nearby treasures such as Ribbesford Woods, the serene River Severn and the enchanting Shrawley Woods, renowned for its breathtaking display of bluebells each spring.

Moreover, Areley Kings offers exceptional commuting convenience to Worcester and the M5 motorway. Worcester City Centre is a mere 11 miles away, while Junction 6 of the motorway is easily accessible approximately 13 miles distant.

Services

This property benefits from mains gas, electricity and water.

Council Tax

This property is a council tax **band C**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

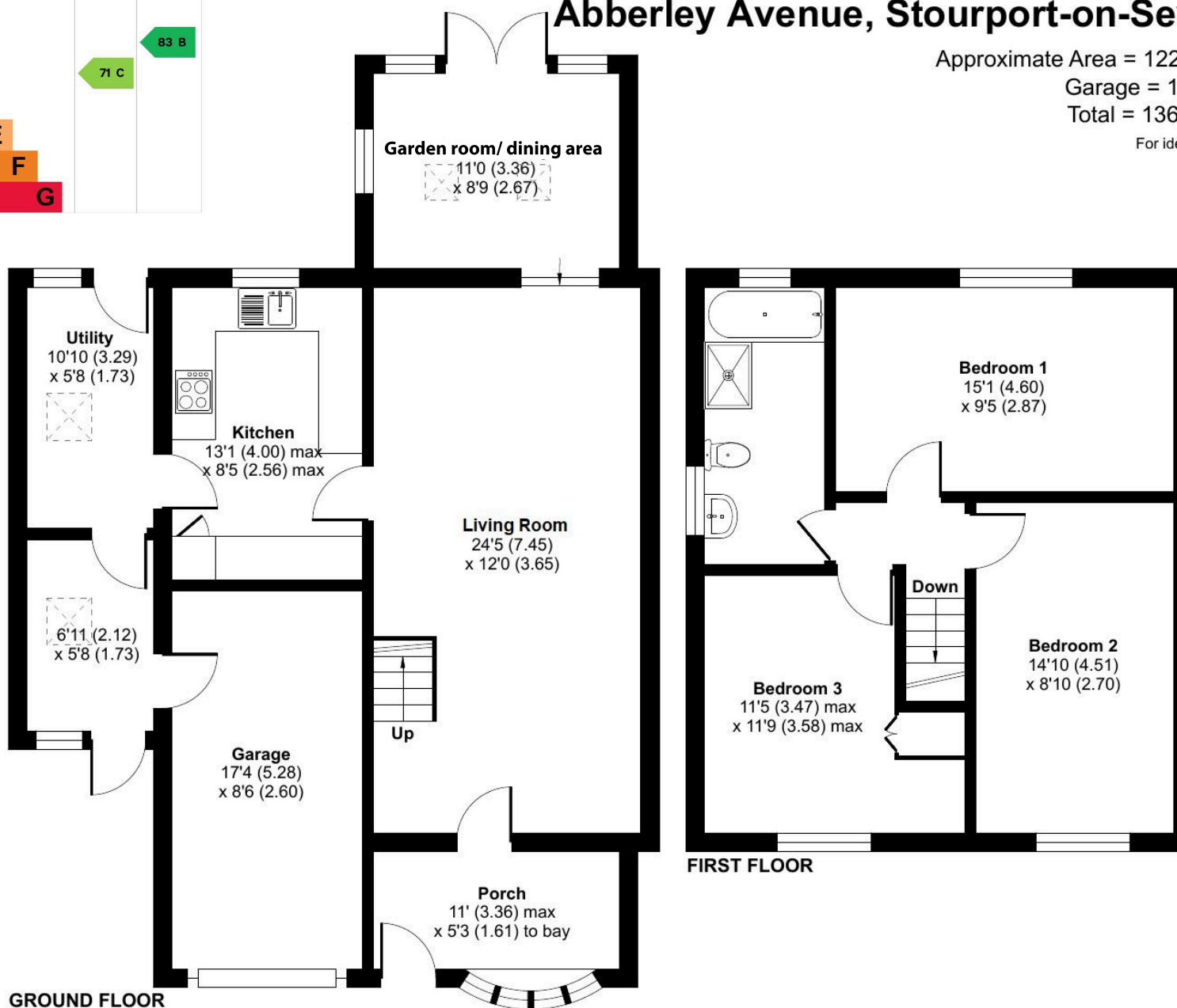
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Approximate Area = 1225 sq ft / 113.8 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1369 sq ft / 127.1 sq m

For identification only - Not to scale





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