



**16 Woodbury Road**

Stourport-on-Severn, DY13 8XR

**Andrew Grant**



# 16 Woodbury Road

Stourport-on-Severn, DY13 8XR

**3 Bedrooms    2 Bathrooms    2 Reception Rooms**

Spacious dormer bungalow with a large garden, modern kitchen, flexible living space and a detached garage, ideally located for local amenities.

- Spacious detached dormer bungalow with three bedrooms and two bathrooms.
- Large upstairs suite with fitted storage and modern en suite.
- Excellent garden space with lawn and patio areas.
- Generous driveway with parking for multiple vehicles and a detached garage.
- Well-situated in Stourport with good access to amenities and travel connections.

This deceptively spacious detached dormer bungalow offers generous and flexible living accommodation in a popular residential area of Stourport-on-Severn. The home is well-suited for a variety of needs, with two bedrooms and a bathroom on the ground floor and a large en suite bedroom upstairs. The accommodation includes a spacious reception hall, modern kitchen, living room, conservatory, ground floor bathroom, two ground floor bedrooms and a large first-floor suite with its own shower room. Outside, the home enjoys a sizeable garden laid to lawn, with convenient access to an outside WC. A detached concrete garage and ample driveway parking complete the exterior. This is a fantastic opportunity for buyers seeking a versatile home in a convenient setting, with easy access to local amenities, schools and commuter routes.

**1413 sq ft (131.2 sq m)**

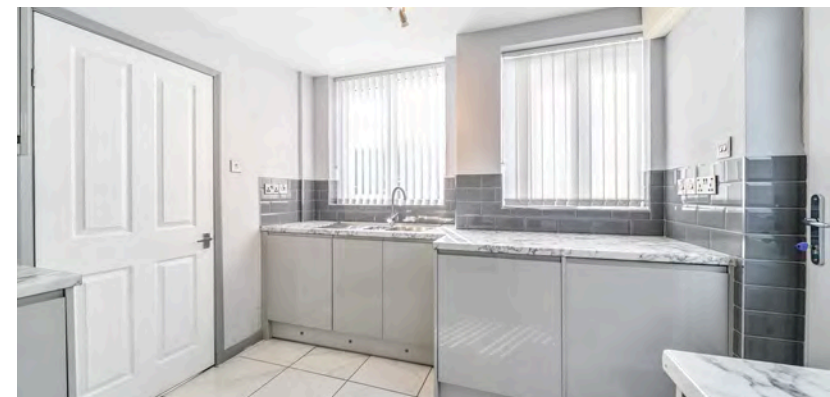






## The kitchen

The kitchen is fitted with contemporary units, marble-effect worktops, integrated oven and gas hob, tiled splashbacks and flooring. Dual aspect windows and a part-glazed door provide plenty of natural light and access to the side path leading to the garden.

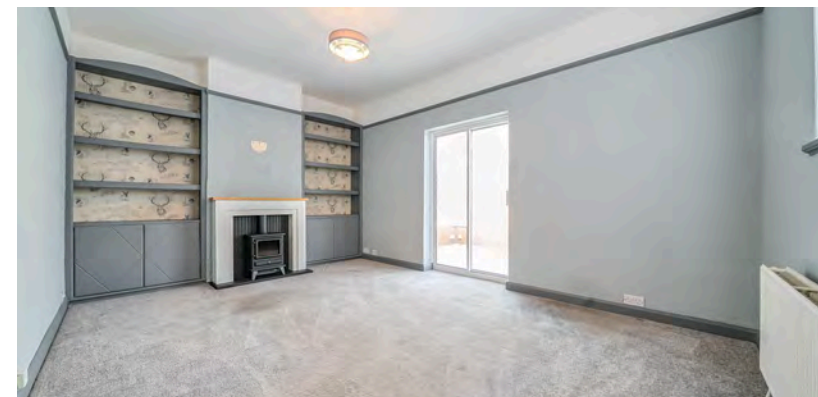






## The living room

A generous living space with sliding doors opening to the conservatory. The room includes a feature fireplace with wood-burning stove and built-in shelving to either side.







## The conservatory

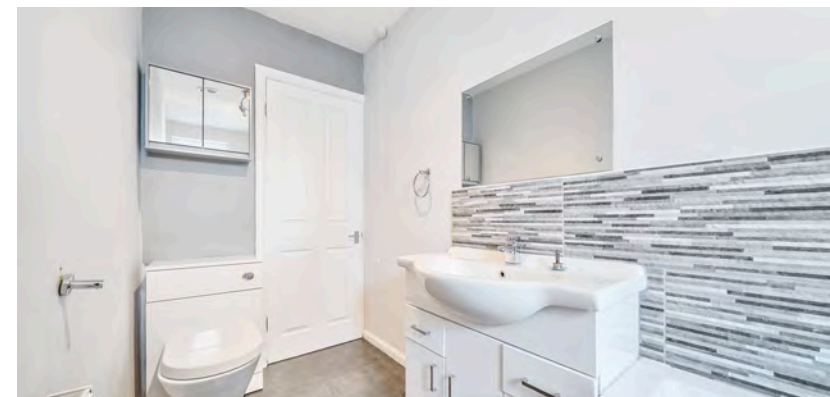
A bright conservatory with tiled flooring and French doors leading to the rear garden. Ideal for enjoying the view of the garden throughout the year and connecting the inside of the home with the outdoors.





## The ground floor bathroom

A modern white suite including a bath, shower cubicle, wash basin with storage beneath, WC and contemporary wall tiling. This room compliments the downstairs bedrooms and also provides convenience for guests and family.







## The reception hall

A welcoming and well-proportioned entrance space with stairs rising to the first floor. There's built-in storage beneath the stairs and ample room for a variety of furniture arrangements. Connecting directly to the kitchen, this room could serve as a dining space, with another door connecting to the inner hallway.





## The primary bedroom

Located on the first floor, this spacious double bedroom includes built-in wardrobes and additional eaves storage. Velux windows provide excellent light and ventilation. There is ample space for furniture and potential for a large dressing area.





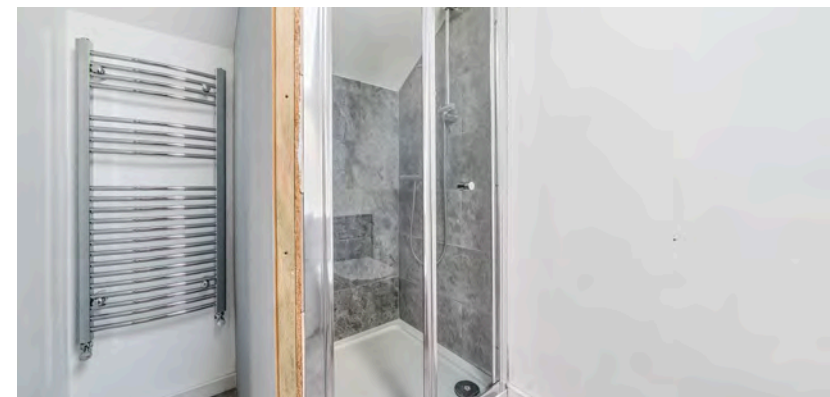






## The primary en suite

This modern en suite is well-designed for the loft layout, incorporating a shower cubicle with sleek grey tiling, a fitted vanity unit providing storage beneath a wide basin and a concealed cistern WC. A large Velux window brings in excellent natural light and ventilation. The contemporary fixtures and smart layout make this a practical and stylish addition to the principal bedroom.







## The second bedroom/snug

Positioned at the front of the property with dual aspect windows, this versatile room can be used as a double bedroom or an additional reception room.





## The third bedroom

Another good-sized double room situated to the rear of the property on the ground floor, with views towards the garden. This space offers further versatility for use as a bedroom, office space or further reception room.





## The garden

A generous and enclosed rear garden laid mainly to lawn, with a paved patio area, ideal for seating and entertaining. There is ample space for children's play equipment or further landscaping. A decked area sits to the far corner next to a shed, providing additional storage. The garden also includes an outdoor WC, providing practical convenience for family life or outdoor gatherings.







## The driveway and parking

To the front, a low maintenance gravelled area provides the potential for a front garden or additional parking. A long paved driveway provides ample off-street parking for multiple vehicles, continuing towards the rear garden and garage. The detached garage positioned at the rear of the driveway, provides useful storage or parking space with potential for workshop use.



## Location

Woodbury Road forms part of a desirable neighborhood nicely situated on the Bewdley side of town. This quiet traditional road is highly regarded for various reasons, particularly its direct access to the delightful Lickhill Memorial Park which can be found at the end of the street. This fantastic green space serves as a great asset, providing extensive recreational areas ideal for activities such as dog walking, family picnics and sport.

Stourport-on-Severn town centre and riverside are less than a mile away from this location and easily accessible on foot via Lickhill Park. The town offers an abundance of amenities for residents, including a wide range of interesting shops, numerous pubs and eateries, and several large supermarkets such as Tesco and Lidl. Notably, the town's riverside is renowned for its recreational meadows, providing lovely seating areas overlooking the river and miles of walking paths leading to Bewdley in one direction and Worcester in the other. At the heart of the town, you will find a superb canal basin, offering yet another serene and beautiful spot to enjoy.

Families with children are well catered for in the town, with good primary and senior schools available. Several schooling options are within walking distance of The Ridgeway, located on neighbouring Stagborough Way and Windermere Way.

## Services

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

## Council Tax

The Council Tax for this property is Band D





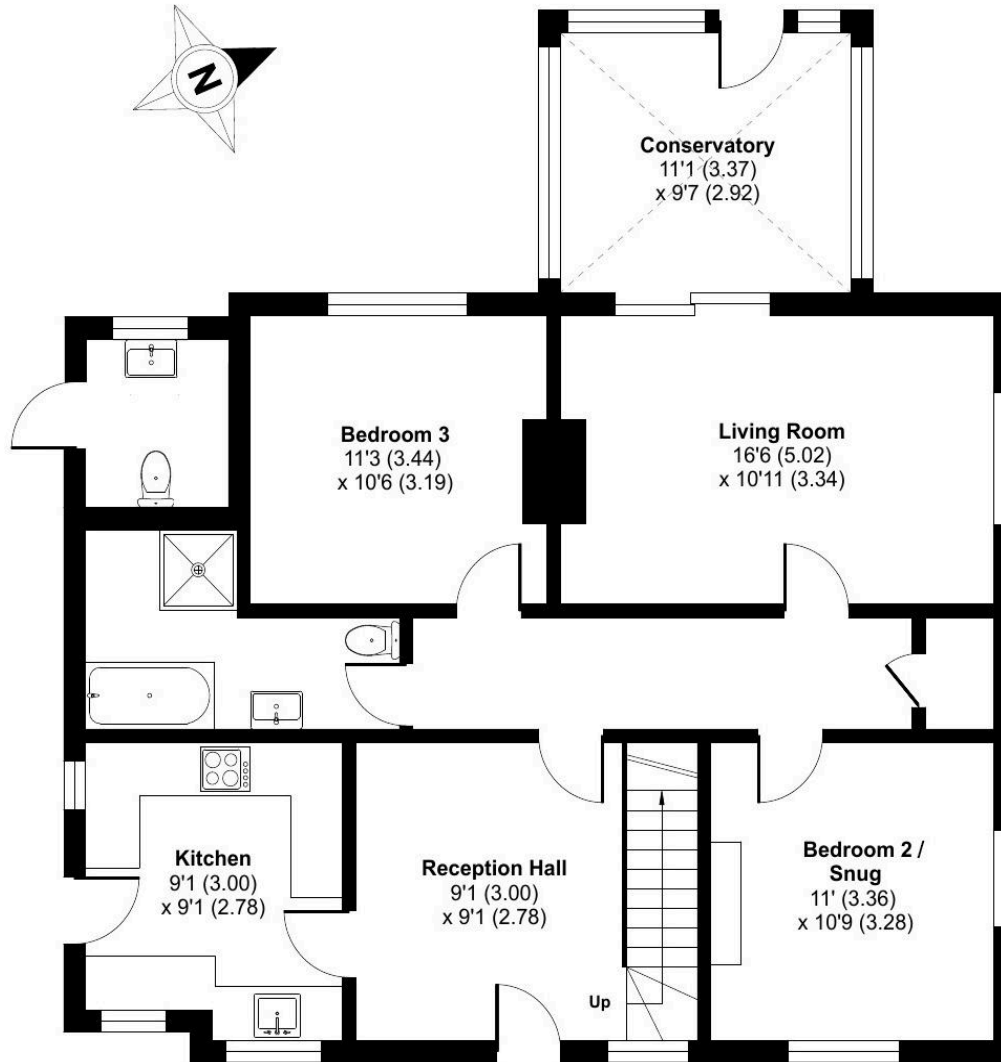
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Approximate Area = 1413 sq ft / 131.2 sq m

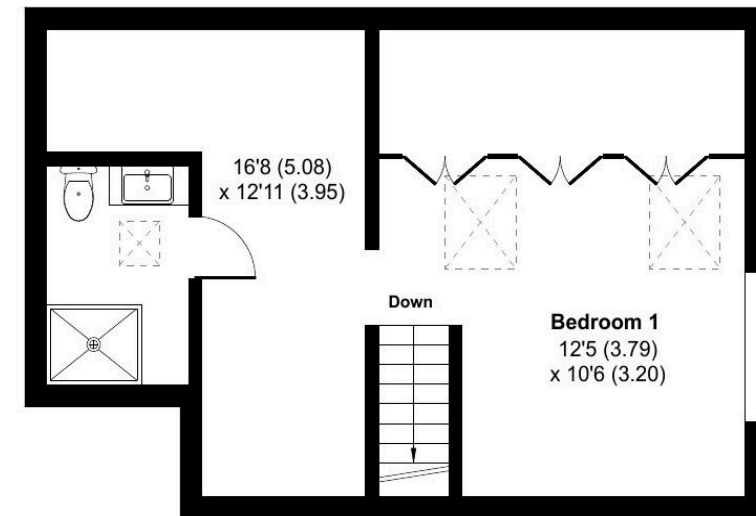
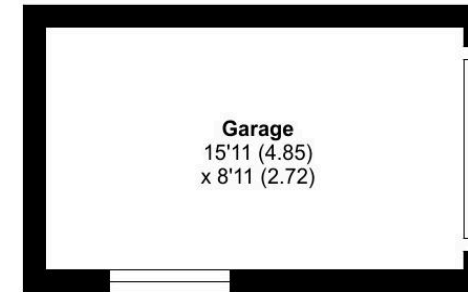
Garage = 142 sq ft / 13.1 sq m

Total = 1555 sq ft / 144.3 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Andrew Grant. REF: 1300691



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