



12 Park Crescent

Stourport-on-Severn, DY13 8YB

Andrew Grant

12 Park Crescent

Stourport-on-Severn, DY13 8YB

2 Bedrooms 1 Bathroom 2 Reception Rooms

A well-proportioned semi-detached home in Stourport-on-Severn with two double bedrooms, generous living space and a south-facing garden backing directly onto Memorial Park.

- Attractive two-bedroom home with versatile living areas and brand new roof.
- Bright conservatory providing additional living space.
- Private rear garden with patio and lawn.
- Block-paved driveway with ample parking.
- Close to local schools, amenities and transport links.

12 Park Crescent presents a wonderful opportunity to acquire a traditional semi-detached home in a popular residential setting. This property is arranged to provide two double bedrooms and a family bathroom to the first floor, with the original third bedroom now adapted to form a bathroom. The ground floor includes a generous reception room, a fitted kitchen with space for dining and a bright conservatory overlooking the garden. The stairs leading to the first-floor feature a stairlift for added convenience, with potential to remove if necessary. The south-facing garden is a standout feature, backing onto Memorial Park, offering a pleasant green backdrop without direct access. A block-paved driveway to the front provides plentiful parking. Well maintained with a brand new roof and offered in clean condition, the property is ready for its next chapter and is being sold with vacant possession and no upward chain. Its location makes it a versatile purchase for first-time buyers, downsizers or investors alike.

932 sq ft (86.5 sq m)





The kitchen and dining area

The kitchen and dining area extends the full depth of the home and benefits from natural light at both ends. Well planned with ample storage and preparation space, it is designed for everyday convenience while also providing room for dining. A rear door opens directly onto the garden, creating an easy connection to the outdoors and enhancing the overall sense of space. This practical arrangement makes it a versatile and inviting setting for both cooking and dining.



The living room

The living room offers generous proportions and a welcoming atmosphere. A feature fireplace creates a central focal point, while large windows and direct access to the conservatory enhance the natural light. This well-balanced room provides an ideal setting for everyday relaxation and entertaining.





The conservatory

The conservatory provides a bright and versatile space overlooking the garden. Its generous proportions and outlook across the south-facing plot create an inviting setting that connects the home to the outdoors, making it ideal for dining, entertaining or quiet relaxation.





The primary bedroom

The primary bedroom is a generous and inviting space, it includes a bank of built-in wardrobes providing excellent storage, while large double-aspect windows enhance the room with natural light. Its size and layout create a comfortable retreat well suited for restful living.





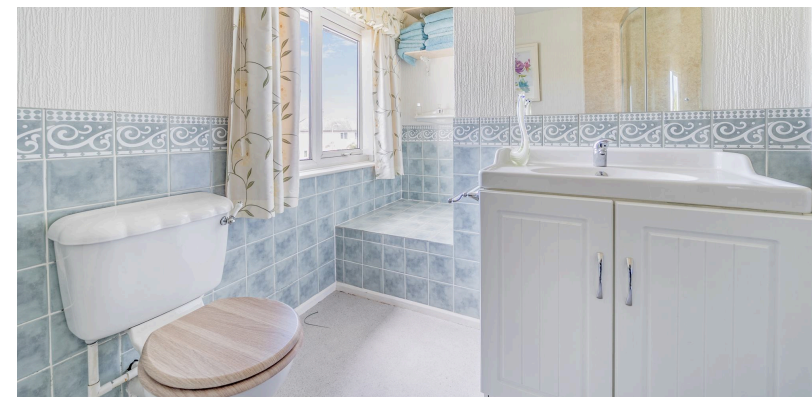
The second bedroom

The second bedroom is a well-sized double with a rear outlook across the garden and Memorial Park. A built-in wardrobe enhances the practicality of the room, offering useful storage without compromising space. Its layout and aspect create a comfortable setting that is versatile for family use, guests or a home office.



The family bathroom

The family bathroom is positioned on the first floor and provides a spacious setting with a shower enclosure, wash basin and WC. A window allows natural light to enhance the room, while its layout offers practicality and comfort, making it well suited to everyday use.





The rear garden

The rear garden provides a private outdoor setting with both paved and lawned areas, offering space for relaxation and recreation. Established planting and mature greenery frame the garden, while its layout allows for varied use throughout the year. It creates an inviting extension of the home, ideal for enjoying time outdoors in a peaceful environment.





The driveway and parking

The property is approached by a generous driveway providing ample off road parking. The block paved frontage creates a practical and tidy approach to the home while also offering direct access to the entrance. This arrangement ensures convenience for multiple vehicles and enhances the overall sense of privacy and accessibility.

Location

12 Park Crescent is set within a well-established residential area just east of Stourport town centre. The neighbourhood is predominantly made up of family homes and enjoys a welcoming community atmosphere.

Stourport-on-Severn is a charming riverside town, well known for its canal basin, marina, and attractive waterside walks. The town centre offers a variety of everyday amenities including supermarkets, independent shops, cafés, pubs, and restaurants. Leisure opportunities are plentiful, with sports clubs, riverside parks, and access to the surrounding countryside all close by.

Families benefit from a good selection of local schools. Nearby primaries include Wilden All Saints C of E Primary, while secondary education is provided by The Stourport High School & Sixth Form Centre, which also offers post-16 options.

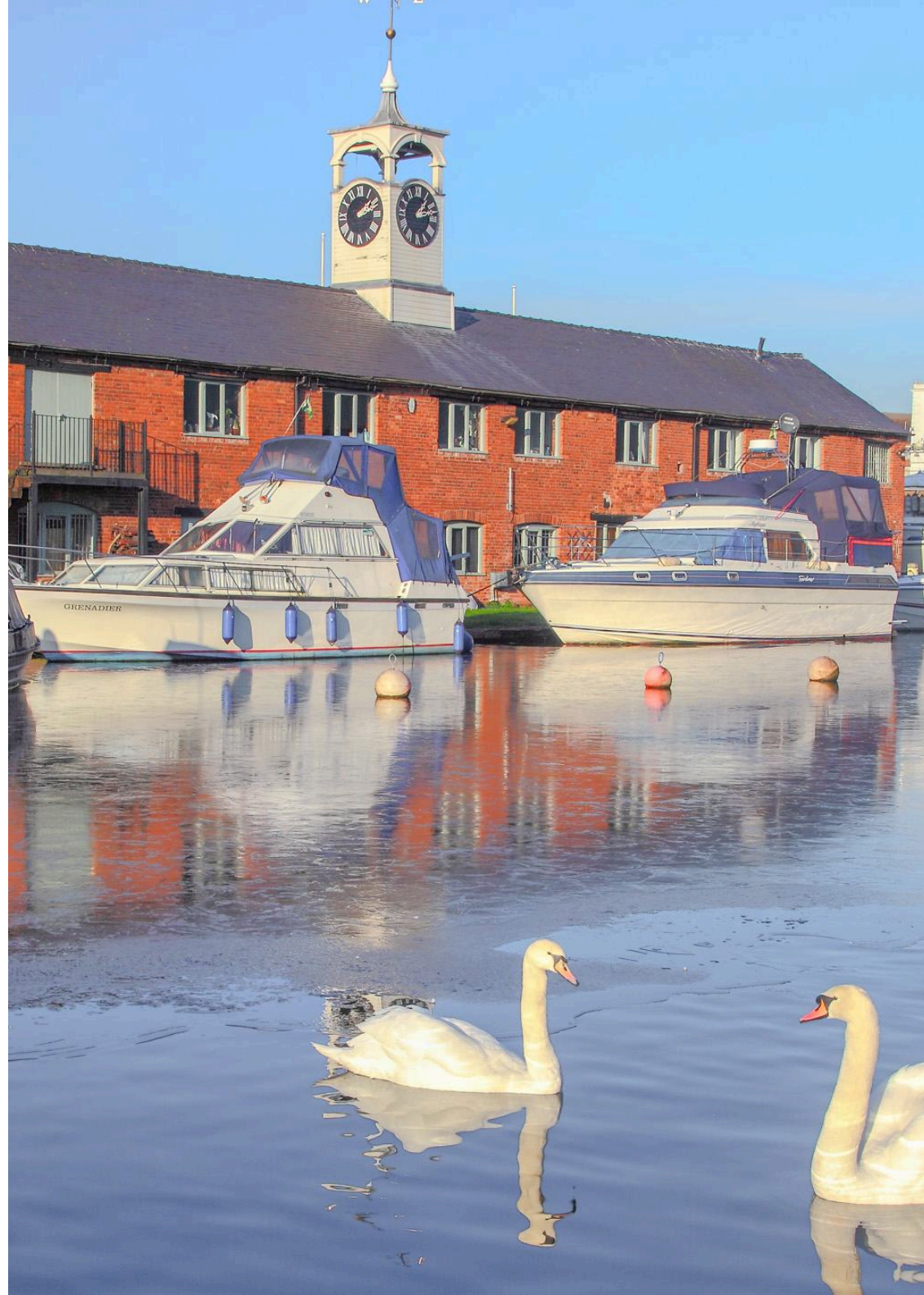
The property enjoys strong transport links. Regular bus services connect Stourport with nearby Kidderminster, Worcester, and Bewdley, with onward train connections from Kidderminster providing easy access to Birmingham and beyond. Road links are equally convenient, with the A449 close by for travel towards Worcester, Wolverhampton, and the wider Midlands.

Services

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

Council Tax

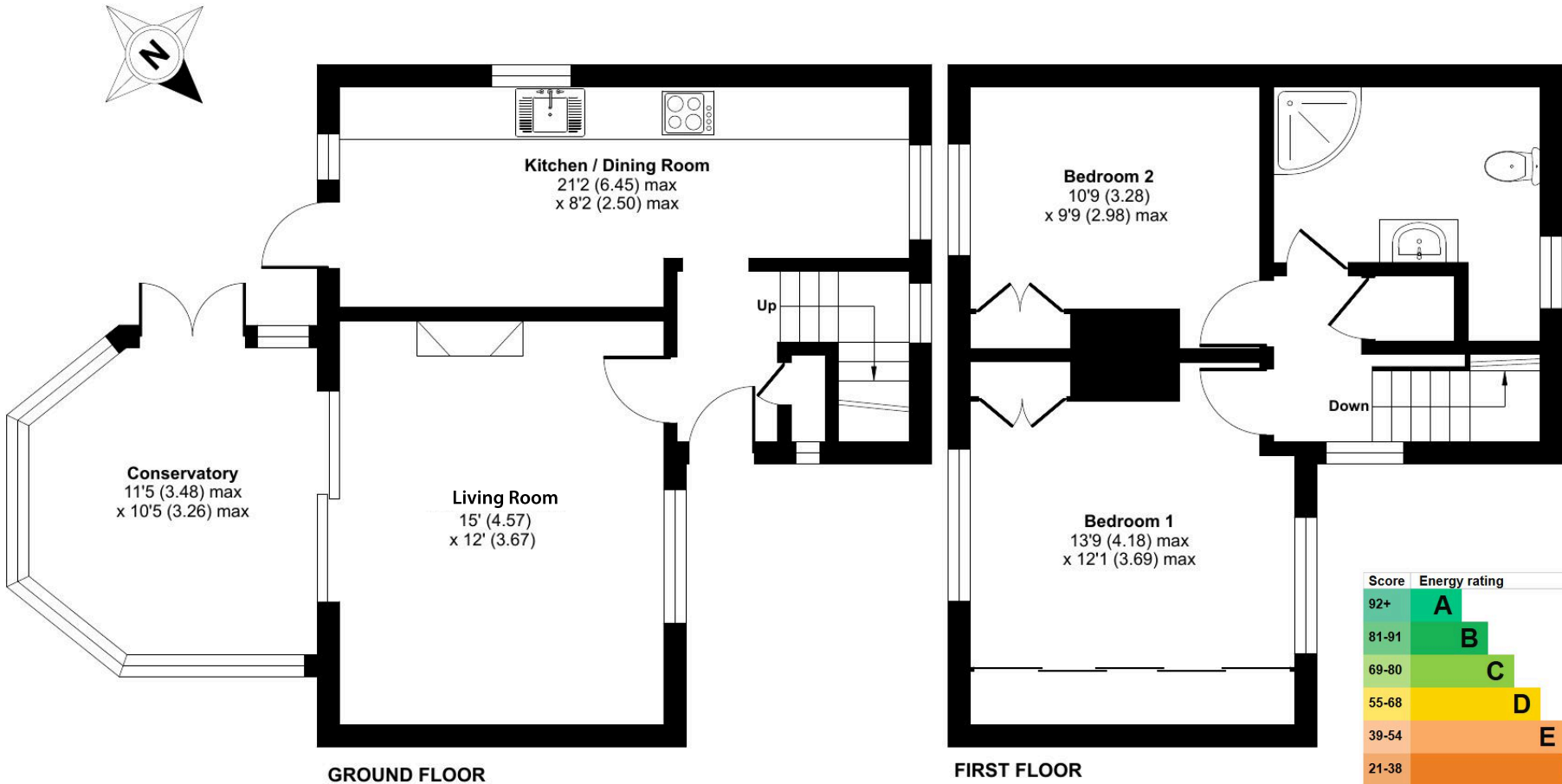
The Council Tax for this property is Band B.



Park Crescent, Stourport-on-Severn, DY13

Approximate Area = 932 sq ft / 86.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Andrew Grant. REF: 1359393



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

andrewgrant.com