



7 Hillside Close

Stourport-on-Severn, DY13 0JW

Andrew Grant

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3 Bedrooms 2 Bathrooms 1 Reception Room

A well appointed dormer bungalow offering spacious and adaptable accommodation, a generous L-shaped kitchen diner, conservatory, separate sitting room, mature south facing garden and ample driveway parking.

- Extended dormer bungalow offering spacious and versatile accommodation across two floors.
- Attractive L-shaped kitchen diner with adjoining conservatory and separate sitting room.
- Mature south facing rear garden with lawn, patio and established borders.
- Generous driveway with ample parking and integral garage with power and lighting.
- Peaceful cul-de-sac position within sought-after Areley Kings near Stourport-on-Severn.

An exceptionally spacious and extended dormer bungalow offering a versatile layout with bedrooms and bathrooms on both floors. Set on a generous corner plot, the property provides ample parking, an integral garage and a mature south facing garden. The well maintained accommodation includes a refitted kitchen open to a dining area and conservatory, a bright living room with fireplace, a ground floor bedroom with patio doors to the garden and a convenient shower room. Upstairs are two double bedrooms with fitted storage and a family bathroom. The private rear garden provides an ideal space for relaxation and outdoor dining, while the peaceful location makes this an excellent home for families or those seeking flexible living.

1272 sq ft (118.1 sq m)





The living room

The living room sits at the front of the property and provides a welcoming and comfortable space. Centred around an attractive fireplace, it offers a warm atmosphere and plenty of natural light from the large front-facing window. Its proportions allow for flexible furniture arrangements and make it an ideal room for relaxation and everyday living.





The kitchen/dining room

The recently refitted kitchen features light Shaker-style units with complementary worktops, Metro tiling and herringbone flooring. It includes a built-in hob, oven, fridge freezer and space for a washing machine. Overlooking the south facing garden, it opens into the dining area, forming a bright and practical space for family living and entertaining.





The conservatory

The conservatory provides an inviting extension to the living space and enjoys pleasant views over the south facing garden. French doors lead directly to the patio, making it ideal for indoor-outdoor living throughout the year. This bright and airy room connects easily with the dining area and kitchen, offering a perfect space for relaxing, reading or enjoying the garden in comfort.



The primary bedroom

The primary bedroom is light and spacious, complemented by a range of fitted wardrobes that provide excellent storage. A large window ensures plenty of daylight, creating a calm and restful environment. Its generous size comfortably accommodates bedroom furniture, making it a perfect retreat at the end of the day.



The second bedroom

The second bedroom is another well-proportioned double room offering fitted wardrobes and additional storage within the eaves. Its bright aspect and flexible layout make it ideal for guests or as a home office. The room maintains a feeling of space and practicality while remaining comfortable and inviting.



The bathroom

The bathroom offers a bright and functional space fitted with a panelled bath, separate shower enclosure, pedestal wash basin and WC. A large window brings in natural light, while tiled flooring make the room both practical and easy to maintain. Positioned between the two bedrooms on the first floor, it provides convenience for family use and guests alike.



The third bedroom

The third bedroom is a particularly versatile space that could also serve as a second sitting room. With patio doors leading directly to the rear garden, it enjoys a lovely outlook and an abundance of natural light. Positioned adjacent to the shower room, it offers excellent flexibility for guests or multi-generational living.



The shower room

The shower room is conveniently located beside the third bedroom on the ground floor and features a tiled shower enclosure, vanity unit with inset basin, WC and radiator. Natural light from the window enhances the sense of space, while neutral tones create a calm and practical environment. This well-planned room offers easy accessibility and complements the flexible layout of the home.



The rear garden

The mature south facing garden provides a wonderful outdoor retreat offering both privacy and space for entertaining. A paved patio outside the conservatory leads to a well-kept lawn bordered by established shrubs, trees and flower beds. The enclosed setting creates a peaceful and secure environment perfect for outdoor dining or relaxing while enjoying the surrounding greenery.





The driveway and parking

The property enjoys a generous frontage with a wide driveway providing ample off-road parking for several vehicles. It leads to an integral garage equipped with power and lighting, offering further storage or workshop potential. The well-tended borders and mature hedging enhance kerb appeal, creating a welcoming approach to the home.



Location

Stourport-on-Severn is a lively Georgian canal town set on the River Severn, well known for its attractive waterfront, marinas, and vibrant community. The town offers a good range of everyday amenities, including supermarkets, independent shops, cafés, pubs, and restaurants. The riverside and canal basins are a particular highlight, with leisure boat facilities, amusement attractions, and scenic walking routes making the town popular with both residents and visitors.

Families are well served by local schooling, with options including Stourport Primary Academy, Burlish Park Primary, and Stourport High School and Sixth Form College. Further independent schools are easily accessible in nearby Worcester, Bromsgrove, and Kidderminster, offering a wide choice for families.

Transport links are convenient. While Stourport does not have its own railway station, nearby Kidderminster provides direct services to Worcester, Birmingham, and London (via connections). The town has excellent road access via the A449 and A451, linking quickly to Worcester, Kidderminster, and the wider Midlands, while the M5 motorway is within a short drive. Birmingham International Airport can be reached in around 45 minutes by car.

Services

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

Council Tax

The Council Tax for this property is Band C.



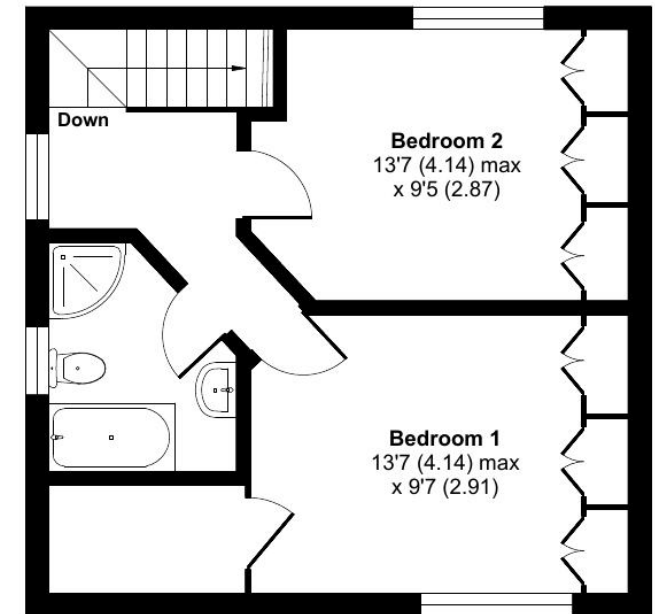
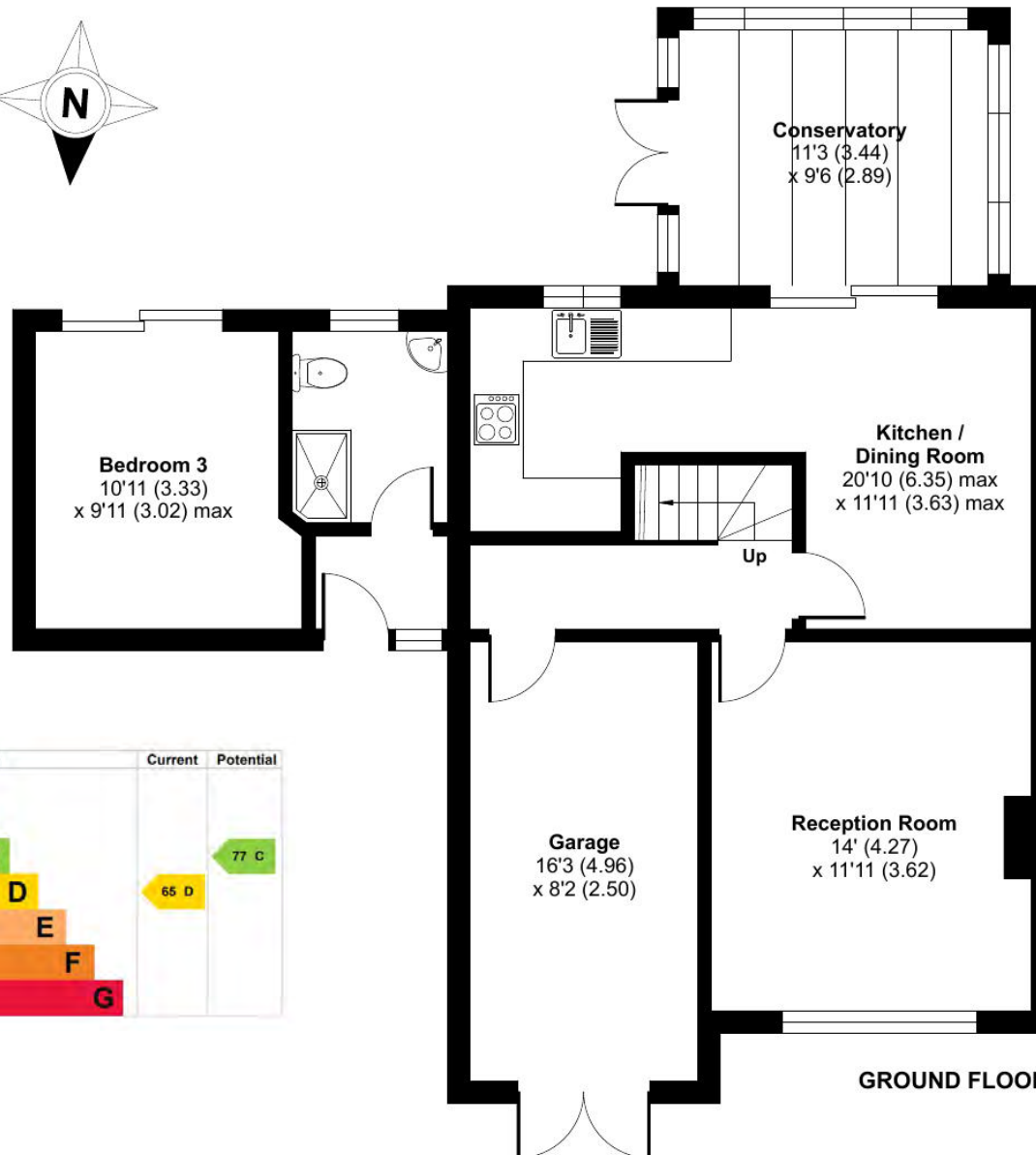
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Approximate Area = 1134 sq ft / 105.3 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1272 sq ft / 118.1 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		
55-68	D	65 D	77 C
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). © nichecom 2025. Produced for Andrew Grant. REF: 1362572



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