



**62 Stanklyn Lane**

Summerfield, DY10 4HS

**Andrew Grant**

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**1 Bedroom    1 Bathroom    1 Reception Room**

A detached bungalow on a substantial plot with open field views, extensive parking and excellent potential for refurbishment or extension, offering a rare opportunity in a peaceful setting.

- Detached bungalow on a generous plot offering significant scope for improvement.
- Spacious layout with potential to reconfigure or extend.
- Large rear garden backing onto fields with outbuildings.
- Expansive driveway and detached concrete garage set towards the rear.
- Peaceful location within reach of amenities, schools and transport links.

This detached bungalow sits on a substantial plot approaching a quarter of an acre and offers an outstanding opportunity for buyers seeking a project with real potential. Backing directly onto open fields, the property enjoys a rural outlook while remaining close to local amenities. A wide front driveway provides extensive parking and leads to a detached concrete garage set towards the rear. Inside, the layout includes a living room, kitchen, bedroom and a modern bathroom, with parts of the property already modified and ready for further refurbishment or reconfiguration. The owner previously explored plans to extend but has chosen to sell as it is, giving the next buyer the freedom to shape the home to their own requirements subject to the necessary permissions.

**1045 sq ft (97.1 sq m)**





## The kitchen

The kitchen enjoys an outlook across the rear garden and fields, creating a bright and uplifting setting for daily tasks. Its practical layout provides work surfaces, storage and appliance space with direct access from the hall. The room offers clear potential for modernisation or reconfiguration, giving buyers an excellent foundation to create a more personalised culinary environment.





## The living room

The living room is a generous central space with a wide front window that fills the room with natural light and enhances the sense of openness. Its layout supports flexible uses for relaxation or entertaining and offers clear potential for modernisation. This inviting room forms a key focal point within the bungalow and connects smoothly with the rest of the home.





## The entrance hall

The entrance hall provides a central route through the property and offers direct access to the main rooms, creating a practical and welcoming introduction to the home. Its layout supports an easy flow into the living room, kitchen, bedroom and bathroom while also linking to an additional internal area that presents scope for future redesign.





## The primary bedroom

The primary bedroom is a well proportioned space overlooking the rear garden, creating a peaceful setting within the home. Its layout accommodates a range of bedroom furniture and offers clear potential for enhancement through future refurbishment. The room's position provides privacy and convenience, forming a comfortable retreat that can be tailored to suit individual requirements.





## The bathroom

The bathroom offers a modern and well appointed environment with a corner bath, separate shower enclosure, toilet and basin arranged to provide comfort and practicality. Bright surfaces and considered lighting enhance the sense of space, creating a room ready for immediate use while complementing the home's potential for further improvement.



## The rear garden

The rear garden is a significant feature of the property and offers an extensive outdoor setting with far reaching views across neighbouring fields. Its depth and layout provide excellent opportunities for planting, recreation or future landscaping.



The space includes established growing beds, outbuildings and a substantial summer house, creating a versatile environment for a range of uses. This impressive garden enhances the sense of privacy and presents exceptional scope for anyone wishing to develop a productive or relaxing outdoor retreat.





## The driveway and parking

The driveway provides generous parking across the frontage and offers easy access to the property, creating a practical arrangement for multiple vehicles. Its wide approach leads through to the rear where a detached concrete garage is positioned, adding valuable storage or workshop potential. This extensive parking area enhances everyday convenience and supports a range of lifestyle needs.



## Location

62 Stanklyn Lane is situated in the semi rural area of Summerfield, offering a peaceful environment surrounded by open countryside while remaining well connected to nearby amenities. Kidderminster provides a wide range of shops, supermarkets, cafés, healthcare services and leisure facilities, all within easy reach. The setting is ideal for those who value a quieter position without sacrificing day to day convenience. Local schools are accessible by car and cater for both primary and secondary ages, making the area suitable for families. The wider district includes further educational options and associated community services.

Transport links are strong with nearby routes connecting to Worcester, Bromsgrove, Droitwich and Birmingham. Kidderminster railway station offers direct services to Birmingham and London, providing practical commuting options.

Outdoor enthusiasts will appreciate the abundance of walking routes, open fields and scenic countryside surrounding the lane, which support a range of leisure activities. The combination of rural tranquillity, accessibility and essential amenities makes this location highly appealing for those seeking space and convenience in equal measure.

## Services

Services are TBC.

## Council Tax

The Council Tax for this property is Band D.



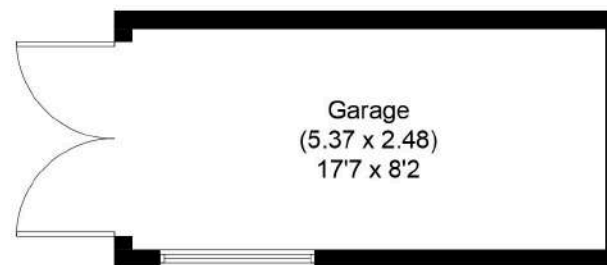
# Stanklyn Lane

Approximate Gross Internal Area = 66.6 sq m / 717 sq ft

Outbuildings = 30.5 sq m / 328 sq ft

Total = 97.1sq m / 1045 sq ft

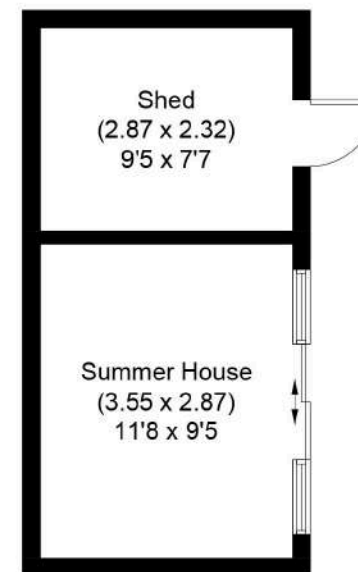
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



(Not Shown In Actual Location / Orientation)



**Ground Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.



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