





# Power Station Road STOURPORT-ON-SEVERN DY13 9PF

for sale  
**£245,000**



## Property Description

Fantastic family home situated in a sought after area of Stourport. Benefitting from local amenities and Stourport Town being within walking distance and commuting routes including the A449 near-by. On approach, a neatly presented driveway provides off-road parking and garage access. Stepping inside, a welcoming hallway branches off to the ground floor accommodation including a spacious lounge, fitted kitchen, utility room and conservatory. Heading upstairs, you will find three good sized bedrooms and a modern family bathroom. Double glazing and gas central heating. Externally, Power Station Road benefits from an enclosed rear garden.

## Front Elevation

Neatly presented block paved driveway providing off-road parking and garage access. Gravelled area with established shrubs and bushes and secure gated access into the rear garden.

## Porch

Offering a ceiling light point, storage space and double glazed windows to the front and side.

## Entrance Hall

Spacious hallway boasting built-in storage, laminate flooring, panelled radiator and ceiling spotlights. Staircase up to the first floor.

## Lounge

15' 10" x 11' 7" ( 4.83m x 3.53m )

Fantastic living space offering a feature fireplace with surround, laminate flooring, ceiling and wall lighting and two panelled radiators. Double glazed sliding doors lead into the conservatory.

## Kitchen

15' 9" x 7' 3" ( 4.80m x 2.21m )

Fitted kitchen having a range of wall and base units and ample work surface space. Inset sink and drainer unit and built-in space for a cooker and American style fridge freezer. Vinyl flooring, ceiling spotlights, double glazed windows to the rear and side and a door out to the rear garden.

## Utility Room

6' 10" x 5' 10" ( 2.08m x 1.78m )

Offering additional wall and base units, work surface space and sink and drainer unit. Space and plumbing for a washing machine and tumble dryer, wall-mounted boiler and fusebox, panelled radiator, vinyl flooring and ceiling spotlights.

## Conservatory

11' 7" x 9' 11" ( 3.53m x 3.02m )

Offering vinyl flooring and electrical sockets. Double glazed windows surrounding and a double glazed door to the rear into the garden.

## First Floor Landing

Stairs up from the entrance hall onto the first floor landing with fitted carpet and a ceiling light point. A pull-down ladder provides access to the loft with power and lighting, insulation and partly boarded floors.

### Bedroom One

11' 6" x 10' 3" ( 3.51m x 3.12m )

Double bedroom boasting built-in mirror-fronted wardrobes, laminate flooring, panelled radiator and a ceiling light point. Double glazed window to the rear.

### Bedroom Two

10' 2" x 8' 5" ( 3.10m x 2.57m )

Double bedroom offering a built-in storage cupboard, vinyl flooring, panelled radiator, ceiling light point and a double glazed window to the front.

### Bedroom Three

10' 2" x 7' 5" ( 3.10m x 2.26m )

Offering vinyl flooring, panelled radiator, ceiling light point and a double glazed window to the rear.

### Bathroom

Modern white suite comprising a wash hand basin with storage beneath, low flush WC, panelled bath and a separate walk-in shower cubicle with a glass door. Tiled walls, vinyl flooring, chrome heated towel rail and a ceiling light point. Double glazed frosted window to the front.

### Outside

### Rear Garden

Gravelled area to the rear with space for outdoor seating and a large lawn area with established trees and shrubbery surrounding. Secure gated access to the side, an outdoor tap and wooden shed.

### Garage

15' 9" x 8' 2" ( 4.80m x 2.49m )

Offering power and lighting. Accessed via an up and over door to the front.













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**T 01562 682 14**  
**E [kidderminster@connells.co.uk](mailto:kidderminster@connells.co.uk)**

28-29 Worcester Street  
 KIDDERMINSTER DY10 1ED

**EPC Rating: D**

Tenure: Freehold

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