



27 Dunley Road, Stourport-on-Severn, Worcestershire

G HERBERT  
BANKS

EST. 1898

27 Dunley Road  
Stourport-on-Severn  
Worcestershire  
DY13 0AY

A superb extensively refurbished family home.

Very popular location on the edge of town close to open countryside.

Reception Hall, Snug/Dining Room, Splendid Lounge, Well-Fitted Kitchen, Wet Room, Cloakroom.

3 Double Bedrooms, Family Bathroom.

Single Garage. In all about 1289 sq.ft.

Driveway and Lovely Mature Gardens.

## Situation

27 Dunley Road is situated in a sought-after area on the outskirts of the riverside town of Stourport. The town provides an extensive range of retail, dining and social amenities together with both junior and senior schools. There are a number of wonderful riverside/canal walks. A further range of amenities can be found in the cathedral city of Worcester, the vibrant riverside town of Bewdley, Kidderminster and Birmingham.

There is good commuting via junctions 5 and 6 of the M5 at Wychbold and North Worcester. Kidderminster has a direct rail link to Worcester, Birmingham and London.

## Description

A great family home which has been beautifully refurbished and modernised by the present owner over the last 6 years. The double-glazed accommodation has many attractive features and the house provides scope to extend, subject to any planning consents.

Approached by a central reception hall with Swiss laminate timber floor and useful understairs storage area. The dining room which is now used as a lovely snug has an original tiled 1930's fireplace that was formerly in one of the bedrooms.

Splendid large lounge/living room with bay window with twin doors to the rear garden and Ecosy clean burning Ottawa 5kw woodburning stove.

Excellent refitted kitchen high gloss soft closing kitchen cabinets, full height larder cupboard and range of appliances to include an electric hob with extractor fan over, 9 setting dishwasher, larder fridge and washing machine.

Cloakroom with white suite and Worcester Bosch boiler and separate wet room. These lie off the small hall with door to the exterior.

The first floor is serviced by a central landing. There are 3 spacious double bedrooms, the master with walk in wardrobe providing potential as an en-suite if required. There is a radiator with hot and cold water feed in place.

Very well re-fitted family bathroom with white suite including a Vado thermostatic shower over the bath with moving 180' glass panel, wash hand basin, W/C and Grohe fittings. Porcelain tiled walls, extractor fan and wall mirror over basin lighting.

## Outside

Single garage with double timber doors, power and lighting and driveway.

## Gardens

Mature shrubbery garden fronting the property from the road and providing good screening. Twin side access.

The most delightful rear garden enjoys a wonderful sunny aspect and a good degree of privacy. It is a charming outdoor space with lovely lawn with small

pond, a wide variety of shrubs, plants and trees. Useful original coal bunker.

Concrete area to side and rear to garage providing considerable space for potential extension (subject to necessary consents if required)

## GENERAL INFORMATION

### Services

Mains electricity, gas, water and drainage. The Worcester gas boiler is situated in the downstairs cloakroom.

### Local Authority

Wyre Forest District Council Tel: 01562 732928

### EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate).

The EPC was carried out in June 2023 with a rating 63/D; potential 80/C.

### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

### Viewing

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

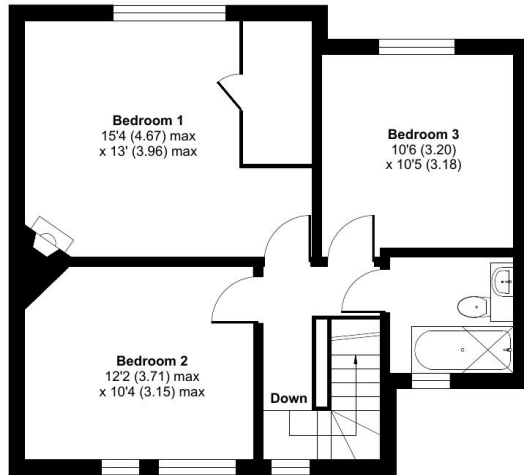
### Directions

Leave Stourport via Bridge Street crossing the river bridge on the A451 (Dunley Road) Proceed for approximately  $\frac{3}{4}$  of a mile and the property will be located on the left-hand side just after the turning to Heightington place as identified by the Agents for sale board.

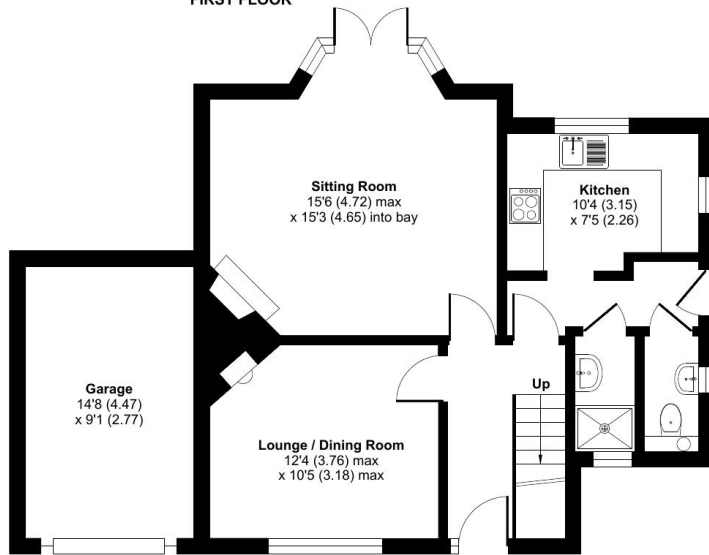
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Approximate Area = 1289 sq ft / 119.7 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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