



19A Woodbury Road, Stourport-on-Severn, Worcestershire

G HERBERT
BANKS

EST. 1898

19A Woodbury Road
Stourport-on-Severn
Worcestershire
DY

An excellent opportunity to acquire a renovated detached bungalow.

Long central reception hall, kitchen, utility, lounge, conservatory, family bathroom.

3 bedrooms with en-suite shower to master.

In all about 994 sq.ft

Integral garage, driveway, rear garden.

Offering no onward chain.

Situation

19A Woodbury Road is situated on the outskirts of the riverside town of Stourport on Severn with the advantage of being within walking distance to the town's many amenities. These include both junior and senior schools, Tesco and Lidl supermarkets, a range of independent shops, cafes, bars and restaurants, the iconic canal basin and some fine walks.

The major Wyre Forest town of Kidderminster is a short drive away with its rail connections to Worcester, Birmingham and London. There is M5 motorway access via junctions 3 at Quinton, 4 at Lydiate Ash and 5 at Wychbold. Birmingham is just over 20 miles distant.

The property is well placed for the highly desirable riverside town of Bewdley and lying just outside Bewdley is the beautiful Wyre Forest.

Description

19A Woodbury Road is circa 30 years old and has been in the same ownership since new. The present owners have made some significant renovations and improvements throughout with new electrics and plumbing.

The property is approached into a long central reception hall, there is a tastefully refitted kitchen with some fine high end details including handleless cabinets, touch under counter and kick board lighting. Useful breakfast bar with wine fridge, integrated fridge freezer, dishwasher, microwave oven, induction hob with built in extractor fan and sink unit.

Useful utility room further cabinets, sink, spaces for appliances, Worcester Bosch boiler and door into garage.



Good sized lounge with feature electric fire and French doors opening into the conservatory.

Refitted family bathroom with floor to ceiling tiles, flat panel radiator, W.C, vanity sink unit with touch activate light mirror, separate bath and shower cubicle.

There are 3 bedrooms of which can be used as versatile accommodation, the master bedroom has a refitted en-suite shower room.

Outside

Gravel driveway to the front with gated side access to the rear.

Secure and private low maintenance rear garden with small patio, lawn and a number of trees.

GENERAL INFORMATION

Services

Mains electricity, water, gas and drainage.

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.

The EPC was carried out in July 2024 with a rating 70/C; potential 85/B.

Viewing by Appointment Only

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

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.

What 3 Words

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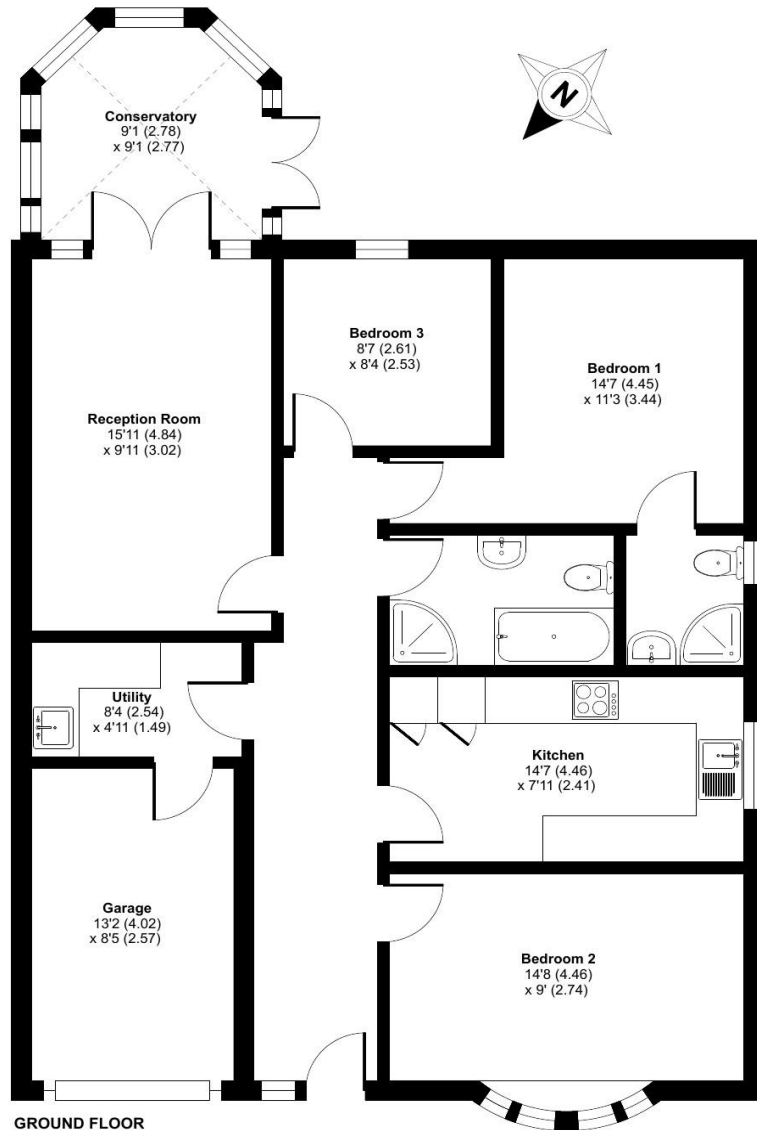
Sales particulars produced July 2024

Approximate Area = 994 sq ft / 92.3 sq m

Garage = 111 sq ft / 10.3 sq m

Total = 1105 sq ft / 102.6 sq m

For identification only - Not to scale



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