



## 46 Malham Road

Stourport-on-Severn, DY13 8NR

Andrew Grant

# 46 Malham Road

Stourport-on-Severn, DY13 8NR

**3 Bedrooms   1 Bathroom   2 Reception Rooms**

Beautifully appointed family home with open-plan living, versatile reception room, landscaped garden and ample parking in a prime Stourport-on-Severn location

- Extended family home offering open-plan living spaces and flexible reception rooms arranged over two floors
- Contemporary galley kitchen with sleek high-gloss units, integrated appliances and direct access to the garden
- Landscaped rear garden with paved terrace, lawn, vibrant planting, gravel seating area and useful shed
- Tarmac driveway providing off-road parking with raised front beds and gated side access
- Conveniently situated in Stourport-on-Severn close to riverside walks, schools, shops and transport links

This well presented family home provides generous open-plan living and dining accommodation complemented by a versatile second reception room. A contemporary galley kitchen, three comfortable bedrooms and a stylish bathroom cater for everyday needs, while a useful utility with WC adds convenience. Outside there is a landscaped rear garden with patio, lawn, seating areas and shed, and a broad driveway to the front. Set in a thriving Stourport-on-Severn community with schools, shops and riverside walks nearby, this property offers a great base for family life.

927 sq ft (86.1 sq m)





## The kitchen

Designed with cooks in mind, the kitchen pairs sleek high-gloss cabinetry with wood worktops and a striking red glass splashback. Integrated appliances include a ceramic hob and oven with extractor and a stainless steel sink with drainer. Tall units maximise storage and a glazed door leads directly to the garden for easy al fresco dining.





## The living and dining room

Ideal for family gatherings, the open-plan living and dining room stretches across the rear of the home and is anchored by a broad picture window. A handsome fireplace with wooden mantel provides a focal point in the sitting area, while the dining space enjoys a high-level window. A pocket door links to the kitchen and the space flows easily from the hall.





## The sitting room

Offering a flexible second living space, the sitting room is bathed in overhead light from twin roof windows. Glazed double doors introduce the room from the hall and herringbone flooring flows underfoot. There is ample space for furnishings, making this an ideal study, hobby room or snug.



## The hall and utility

Acting as the home's circulation hub, the hall displays herringbone flooring and a turned staircase with wooden banister rising to the first floor. There is a generous under-stairs cupboard for everyday storage and wall mounted hooks for coats. Off the hall, a useful utility area incorporates a cloakroom with WC and basin, keeping household chores discreetly out of view, while doors lead through to both reception rooms.



## The primary bedroom

The principal bedroom provides a generous retreat at the rear of the home. A wide window frames the outlook and brings the outside in, while coved ceiling detailing adds a traditional touch. There is ample space for bedroom furniture.



## The second bedroom

This second bedroom enjoys a pleasant aspect through its wide window. Wood flooring underpins the room and its proportions comfortably accommodate a a bed, dressing room or home office set up.



## The third bedroom

The third bedroom is a versatile room that could serve as a family bedroom, guest room or study. It has a built-in storage cupboard and wall-mounted shelving, with wood flooring and a window overlooking the front.



## The bathroom

The contemporary bathroom combines a sleek panelled bath with a large glass-screened shower enclosure. A fitted vanity unit with wash-hand basin and concealed cistern WC sits adjacent, accompanied by extensive tiling for easy maintenance. High-level frosted windows introduce light and privacy and recessed lighting completes the relaxing atmosphere.



## The garden

At the rear lies a beautifully maintained garden with a paved terrace adjoining the house, ideal for outdoor dining. Steps lead down to a neat lawn bordered by colourful planting and shrubs. Beyond, a gravel seating area features an eye-catching blue timber shed. The garden is enclosed by timber fencing for a sense of privacy.



## Location

Stourport-on-Severn is a lively riverside town in Worcestershire, centred around the River Severn and the Staffordshire & Worcestershire Canal. The town offers a selection of shops, supermarkets, cafés and public houses, along with a thriving community and regular markets. Families benefit from nearby primary and secondary schools, recreational parks and sporting clubs. Excellent road links connect the town to Kidderminster, Worcester and the wider Midlands, while bus services provide access to regional employment centres. The river and canal provide scenic walks and leisure pursuits, including boating and riverside dining.

## Services

The property benefits from mains electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, O2, Vodafone (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding, with the yearly chance of surface water flooding between 2040 and 2060 rising to low.

## Council Tax

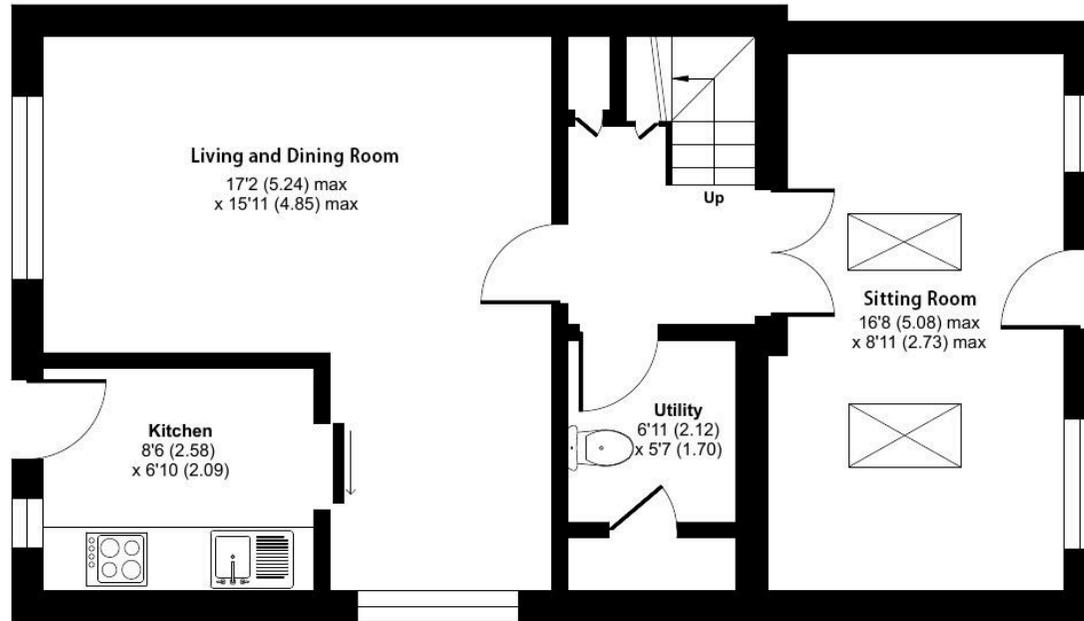
The Council Tax for this property is B.



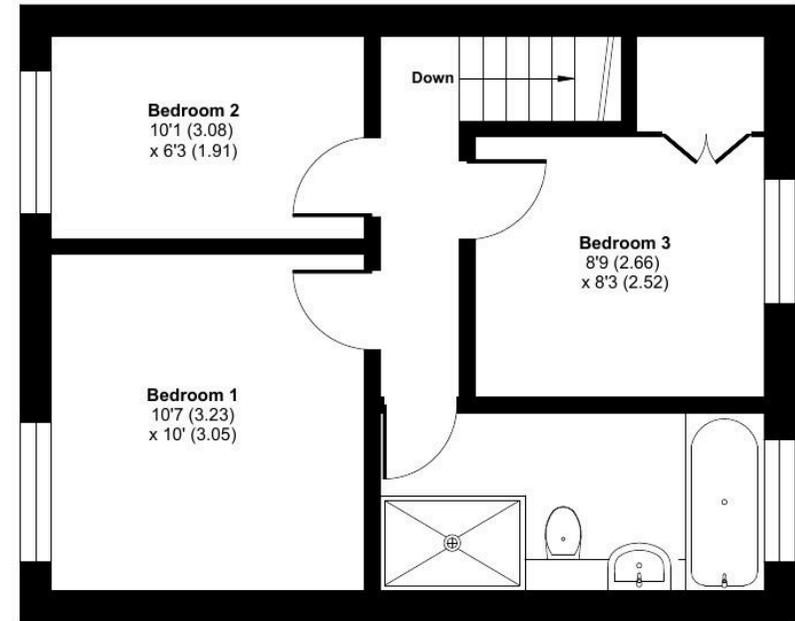
# Malham Road, Stourport-on-Severn, DY13

Approximate Area = 927 sq ft / 86.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Andrew Grant. REF: 1419447



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)