Since 1971
Andrew Grant



8 Hafren Way





8 Hafren Way

Stourport-on-Severn, DY13 8SJ

An opportunity to transform a spacious bungalow on one of Stourport's premier residential roads, with extensive gardens and further potential within the roof space.

3 Bedrooms | 1 Bathroom | 2 Receptions | Renovation Opportunity

Occupying a generous plot on Hafren Way, one of Stourport-on-Severn's premier residential addresses, this detached bungalow presents an exciting opportunity for buyers looking to renovate and create a home tailored to their needs. The accommodation includes a spacious living room, separate dining room, fitted kitchen, conservatory and three ground floor bedrooms. An additional cellar, formerly used as the boiler room, provides further storage space. An existing staircase leads to an unfinished roof space, offering further possibilities subject to the necessary approvals. Outside, the established rear garden is a particular highlight, complemented by a lengthy driveway and attached garage. The property requires updating but offers considerable scope for improvement.

1816 sq ft (168.7 sq m)

Freehold

The living accommodation

The kitchen has a traditional arrangement of wood-effect cabinetry, extensive worktop space and a range of integrated cooking appliances. Its generous dimensions provide a practical starting point for buyers looking to retain the existing kitchen or make further changes. A door within the kitchen provides access to a cellar, formerly used as the boiler room, offering useful additional storage space.

The dining room is a particularly good size, with a broad windows overlooking the rear garden and glazed doors. Its proportions allow for a substantial dining table, while its position adjoining the kitchen lends itself to both everyday meals and larger gatherings.

The living room extends to over 23 feet in length, with triple-aspect windows and a fireplace. An open archway connects with the adjoining snug, creating two distinct but complementary spaces.

The conservatory extends across the rear of the property, with glazed elevations and doors opening onto the garden. Although requiring substantial attention, its footprint presents an opportunity to reconsider how this part of the home connects with the outside, subject to the necessary consents.



















The bedrooms and bathroom

The primary bedroom is a generous double room with a bay window overlooking the front garden. Its dimensions provide ample scope for a redesigned bedroom arrangement.

The second bedroom is another double room, also enjoying a front-facing bay window. An adjoining WC provides an additional facility, while the bedroom itself offers sufficient space for a variety of furniture arrangements.

The third bedroom is a single room situated towards the rear of the bungalow. It could be retained as a bedroom or used as a study, dressing room or hobby space.

A staircase leads to the unfinished loft conversion, featuring a pitched ceiling and Velux windows. The area offers an opportunity to create additional accommodation, subject to structural suitability, Building Regulations approval and any necessary planning consent.

The shower room is fitted with an enclosed shower, washbasin and WC. Offering scope for modernisation and allowing buyers to consider a contemporary bathroom arrangement as part of the wider renovation.

















The garden and parking

The substantial rear garden is one of the property's strongest features, with an expansive lawn extending away from the bungalow and mature trees, shrubs and established borders creating a wonderfully green setting. Its size provides considerable space for outdoor recreation, gardening and entertaining, with opportunities to introduce new landscaping while retaining the established character.

Closer to the property, paved areas provide space for outdoor seating, while pathways lead through established planting to different parts of the garden. A timber pergola and further garden structures add interest, and the overall extent of the grounds offers scope for creating distinct outdoor areas, from productive kitchen gardens to secluded seating spaces.

The property is approached by a lengthy driveway providing off-road parking and access to an attached garage extending to approximately 31 feet in length. The generous frontage includes a lawn and established boundary planting, with scope to improve the external presentation alongside the renovation of the bungalow.













Location

Hafren Way is widely regarded as one of Stourport-on-Severn's premier residential addresses, home to an impressive collection of individual properties. One of its greatest attractions is its convenient position, with the town centre, Lickhill Memorial Park and the riverside all within a short walk, offering an appealing balance of peaceful residential surroundings and easy access to local amenities.

Stourport-on-Severn offers a variety of independent shops, supermarkets, cafés, restaurants and everyday services. The historic town centre and canal basins provide a distinctive setting, with attractive Georgian architecture and a lively selection of waterside businesses.

Families have access to several local schools, including Burlish Park Primary School, Lickhill Primary School and The Stourport High School and Sixth Form College. Further educational opportunities are available in nearby Kidderminster and Worcester.

Road connections provide access to Kidderminster, Bewdley and Worcester, with onward routes towards the wider West Midlands and motorway network. Kidderminster railway station offers services towards Birmingham and Worcester, while local bus routes connect Stourport with surrounding towns.

The surrounding Severn Valley offers an excellent choice of outdoor activities, from riverside walks and boating around the historic canal basins to exploring the nearby Wyre Forest. Riverside Meadows, the Severn Valley Railway and the countryside around Bewdley add to the area's recreational appeal.



Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed

Broadband is not currently connected to the property, but the service in this area is Ultrafast. Download speeds up to 10000 Mbps and upload speeds up to 10000 Mbps (source: Ofcom checker).

Mobile Coverage

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

Flood Risk

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.

EPC

The EPC rating for this property is: E

Council Tax

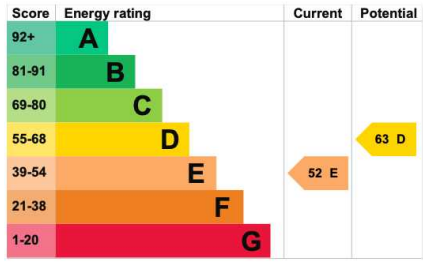
The Council Tax for this property is Band E

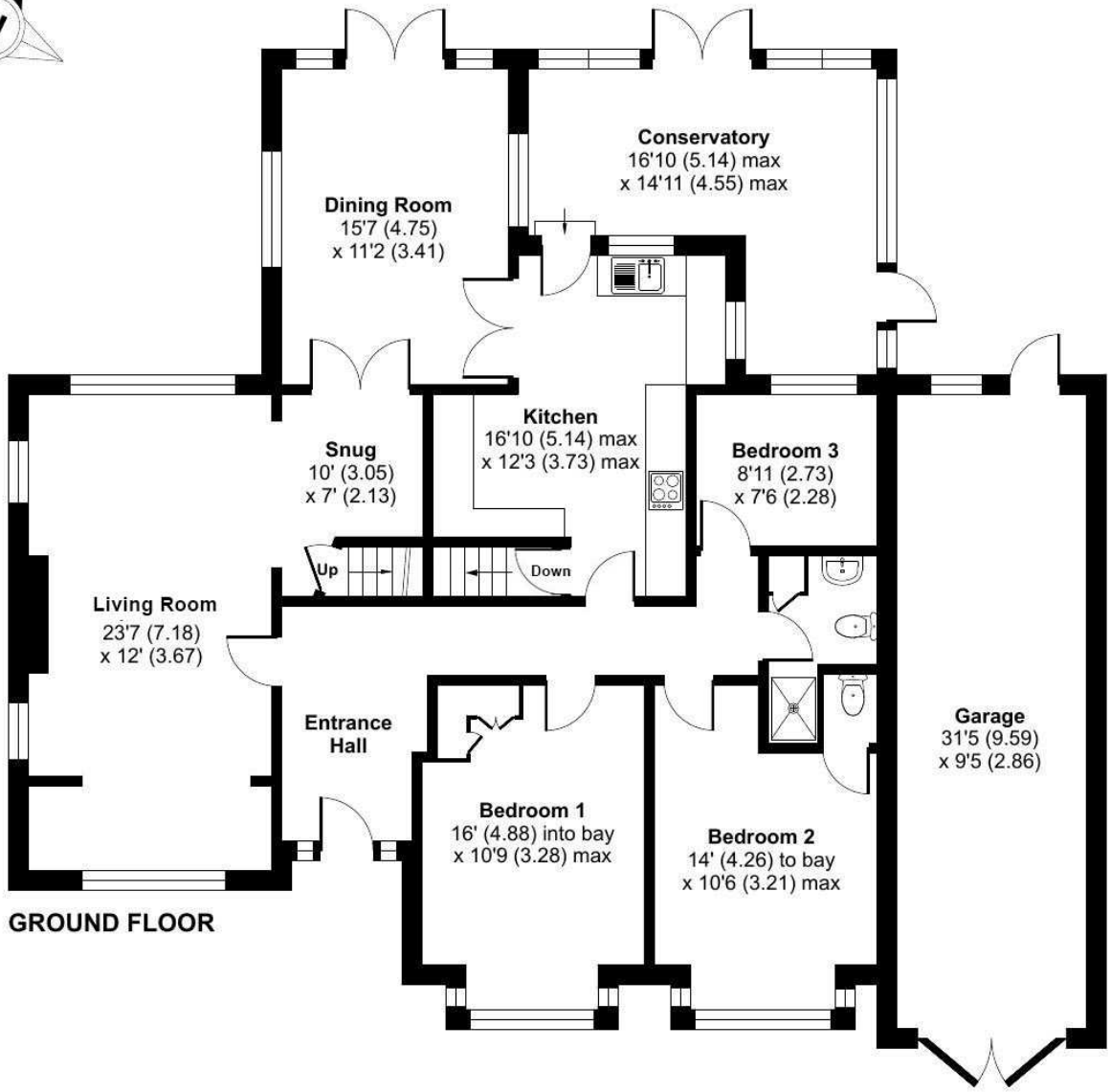


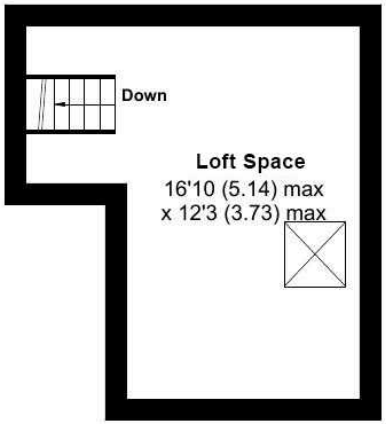
Hafren Way, Stourport-on-Severn, DY13

Approximate Area = 1816 sq ft / 168.7 sq m
Garage = 294 sq ft / 27.3 sq m
Total = 2110 sq ft / 196 sq m
For identification only - Not to scale









Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Andrew Grant. REF: 1541195

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.



andrewgrant.com

Andrew Grant
Since 1971

01905 734734 | hello@andrewgrant.com