



## 94 Abberley Avenue

Stourport-on-Severn, DY13 0LY

Andrew Grant

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**3 Bedrooms   1 Bathroom   2 Reception Rooms**

Immaculate three bedroom home with stylish kitchen, garden room extension and landscaped garden within a sought after village setting.

- Extended family home with generous living space across two floors
- Modern U-shaped kitchen flowing into a spacious garden room
- Landscaped rear garden with lawn, easily maintained beds and a summer house
- Driveway parking with space for four cars and an attached garage with roller door
- Quiet Areley Kings setting within easy reach of village shops and countryside walks

This well-presented semi-detached house has been extended to provide a generous ground floor including a living room, modern kitchen and large garden room. Upstairs there are three bedrooms and a contemporary shower room. Outside, the property enjoys a landscaped rear garden with a summer house, plus driveway parking and a garage at the front. Situated in Areley Kings, the house offers access to village amenities and scenic walks while remaining convenient for Worcester and the M5.

1175 sq ft (109.1 sq m)





## The kitchen

The kitchen serves as the heart of the home, offering a stylish cooking space that opens into the garden room. Sage green shaker style units are paired with Mirostone worktops and splashbacks, while a built-in oven, gas hob and extractor provide modern cooking facilities. Under-cupboard lighting enhances the workspace and there is an integrated dishwasher and space for a fridge freezer. The layout opens seamlessly into the adjoining garden room, creating a sociable hub.





## The garden room

This generous garden room provides an additional living and dining area with views across the garden. A vaulted glazed roof and full-height windows flood the space with light and French doors give direct access to the garden. The open plan design connects easily to the kitchen.





## The living room

The living room creates a comfortable setting for relaxing and entertaining. A gas fire with a wooden surround forms a central focal point and a broad bay window frames the front aspect. From here, there is access through to the kitchen and hallway, making it ideal for everyday living.





## The primary bedroom

The primary bedroom is a spacious double retreat with built-in mirrored wardrobes and a generous window, allowing the room to be filled with natural light. A neutral décor ensures a calming atmosphere and there is ample space for additional furnishings.





## The second bedroom

The second bedroom benefits from a pleasant aspect over the rear garden through a large window. It has a built-in wardrobe and there is ample space for a range of bedroom furniture and a desk.



## The third bedroom

Currently arranged as a study, the third bedroom can accommodate a full size single bed with ease. It has fitted wardrobe space and lends itself to multiple uses, the room features a ceiling fan and a front-facing window with blinds, plus an adjacent radiator.



## The shower room

The bathroom is finished to a high standard with modern fixtures. A corner shower cubicle with sliding glass doors complements a contemporary vanity unit with storage, a WC and chrome towel rail. Full tiling and down lighters create a sleek environment, and there is under floor heating for comfort.



## The garden

The garden delivers a private outdoor space with lawn and established planting. An expanse of grass leads to a timber summerhouse and pergola, providing a wonderful focal point for relaxing. Raised beds and borders are stocked with perennials and shrubs including holly, roses and bamboo. A paved path and seating area lie adjacent to the home, and there is a shed positioned behind the summerhouse for additional storage.





## The driveway and parking

The property is approached via a broad driveway providing ample parking for four cars, leading to a single garage. There is a shaped lawn with gravelled section bordered by clipped hedging and the attached garage has an electric roller shutter door along with power and light. A utility area at the rear of the garage offers space for appliances and there is a door giving access to the garden. The house also benefits from a fully enclosed, secure entrance porch.

## Location

Areley Kings is a coveted semi-rural village positioned between Stourport-on-Severn and Shrawley, surrounded by Worcestershire countryside. Abberley Avenue lies close to the village centre yet feels tranquil. Residents enjoy a Co-op store, Post Office, two pubs, a pharmacy and a recreation field with play area nearby. Scenic walks lead to Ribbesford Woods, the River Severn and Shrawley Woods famed for spring bluebells. Worcester city is around 11 miles away and the M5 motorway can be reached near junction 6, approximately 13 miles distant.

## Services

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

**Broadband Speed:** Ultrafast broadband available. Download speeds up to 2000 Mbps and upload speeds up to 2000 Mbps (source: Ofcom checker).

**Mobile Coverage:** likely available from EE, Three and Vodafone (source: Ofcom).

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.

## Council Tax

The Council Tax for this property is Band C.



# Abberley Avenue

Approximate Gross Internal Area  
Ground Floor = 56.2 sq m / 605 sq ft  
First Floor = 36.2 sq m / 390 sq ft  
Garage / Utility = 16.7 sq m / 180 sq ft  
Total = 109.1 sq m / 1175 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



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