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Andrew Grant



8 The Links



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Stourport-on-Severn, DY13 9FQ

A beautifully presented modern home with a south-facing garden, detached garage and driveway, positioned within an exclusive Taylor Wimpey development close to Hartlebury Common.

3 Bedrooms | 2 Bathrooms | 1 Reception | South Facing Garden

Built by Taylor Wimpey and benefiting from the remainder of its NHBC guarantee, this modern three-bedroom detached home occupies a peaceful position within a select development. A welcoming hallway leads to a bright living room, while a stylish kitchen and dining area spans the rear of the property, with French doors opening onto the south-facing garden. A utility room and cloakroom complete the ground floor. Upstairs, the principal bedroom features fitted wardrobes and an en suite shower room, alongside two further bedrooms and a contemporary family bathroom. The south-facing garden offers a patio, central lawn and raised decking area, ideal for outdoor entertaining. A driveway provides parking for multiple vehicles, with side access to a larger-than-average detached garage. Situated less than a mile from Stourport town centre and moments from Hartlebury Common, this attractive home combines modern comfort, convenience and a peaceful setting.

1030 sq ft (95.7 sq m)

Freehold

The ground floor

The kitchen and dining area create an impressive space for family life. The fitted kitchen is arranged in a practical layout with matching dove grey wall and base units, complemented by LED plinth lighting. Integrated appliances include an oven, hob with extractor, dishwasher and fridge freezer.

The dining area provides ample room for a table and chairs and enjoys a bright south-facing aspect, with French doors opening directly onto the garden for easy access to outdoor dining and relaxation.

Positioned at the front of the property, the living room offers an inviting space ideal for relaxing or spending time with family. This well-proportioned room is perfectly suited for everyday living and entertaining, creating a comfortable setting at the heart of the home.

A spacious hallway provides an excellent first impression, laid to durable composite flooring that continues through much of the ground floor. There is useful storage space with two fitted cloaks cupboards. The cloakroom features a wall-mounted wash basin, low-level WC, chrome towel radiator and fitted base units housing the washing machine and the wall-mounted boiler.















The first floor

The primary bedroom is a generous double room featuring a bright aspect to the rear of the property with views over the garden. It includes mirror-fronted fitted wardrobes providing excellent storage and an en suite shower room finished to a high standard.

The en suite is beautifully finished with full-height tiling in a neutral palette and features a large walk-in shower with glass enclosure. Additional fittings include a wall-mounted wash basin, low-level WC, chrome towel radiator and inset downlighters. The room is designed with both style and practicality in mind, creating a fresh and contemporary space to start and end the day.

The second bedroom is a comfortable double room situated at the front of the property. It features mirror-fronted fitted wardrobes providing generous storage and maintains a bright, open feel. This well-proportioned room offers flexibility for use as a guest room, study or additional family bedroom.













The third bedroom is a well-proportioned single room with a bright aspect overlooking the garden. It offers versatility to suit a variety of needs, whether used as a child's room, home office or guest space. Its comfortable layout and pleasant outlook make it a practical and appealing addition to the first floor accommodation.

The family bathroom is finished to a high standard with light grey tiling to the floor and walls. The suite includes a panelled bath with shower and screen above, a wall-mounted wash basin, low-level WC and chrome towel radiator. This well-presented space combines practicality with a contemporary design, creating a calm setting for everyday use.







The garden and parking

The rear garden enjoys a south-facing position and is generous in size for a modern home. It features two seating areas, with a paved patio outside the kitchen and a raised decking area at the far end, connected by stepping stones across the lawn. Established planting and shaped lavender hedging provide structure and colour throughout the seasons. A side gate offers convenient access to the driveway and the detached garage.

The property is approached via a private service road shared with just a handful of homes, creating a peaceful setting within the development. A long driveway to the side of the house provides parking for two to three vehicles and leads to the detached garage. The front garden is attractively presented with a paved path to the entrance and an area of lawn bordered by planting.







Location

Stourport-on-Severn is a lively Georgian canal town set on the River Severn, well known for its attractive waterfront, marinas and vibrant community. The town offers a good range of everyday amenities and the riverside and canal basins are a particular highlight.

Families are well served by local schooling, with options including Stourport Primary Academy, Burlish Park Primary, and Stourport High School and Sixth Form College. Further independent schools are easily accessible in nearby Worcester, Bromsgrove, and Kidderminster.

The riverside provides excellent walking, cycling, and boating, while nearby Hartlebury Common and the Wyre Forest National Nature Reserve offer miles of trails and outdoor pursuits. Stourport also benefits from sports clubs, community groups, and a strong programme of local events.

Transport links are convenient, with nearby Kidderminster providing services to Worcester, Birmingham, and London. The town has excellent road access, linking quickly to Worcester, Kidderminster and the wider Midlands, while the M5 motorway is within a short drive. Birmingham International Airport can be reached in around 45 minutes by car.



Services

The property benefits from mains gas, 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

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

Flood Risk

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: B

Council Tax

The Council Tax for this property is Band D

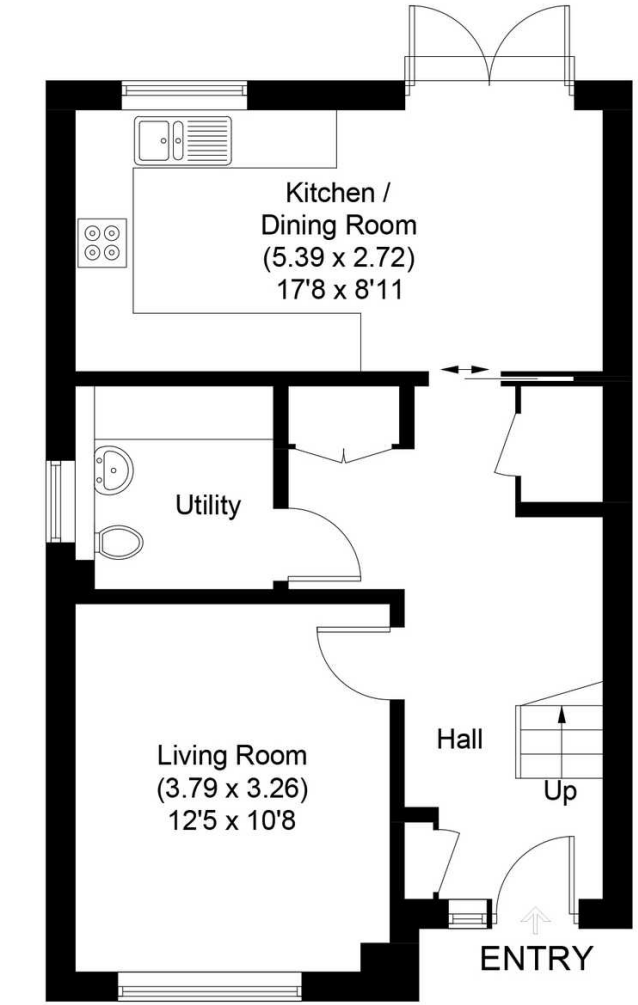
Agent Note

There is an annual maintenance charge of approximately £135+VAT for the upkeep of communal areas.

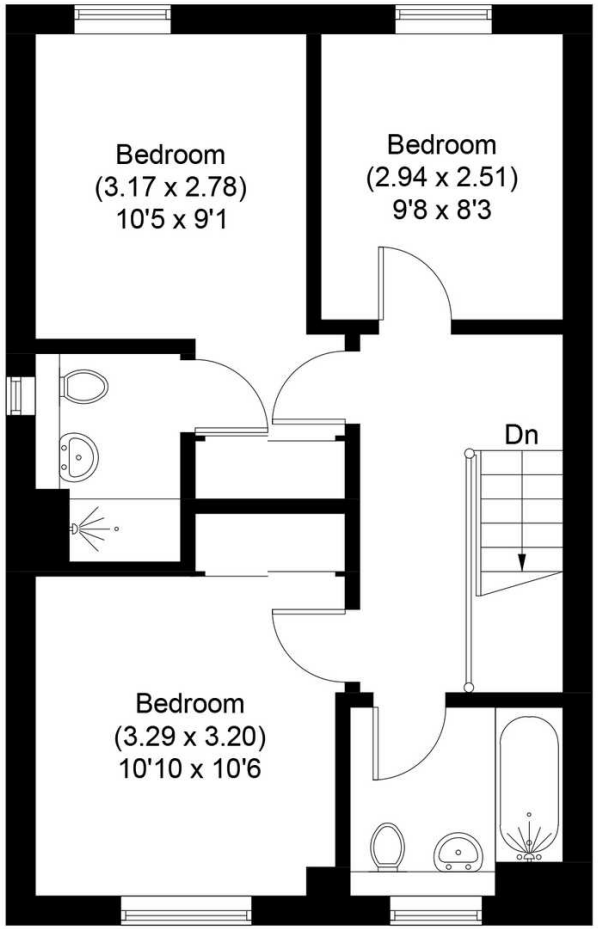


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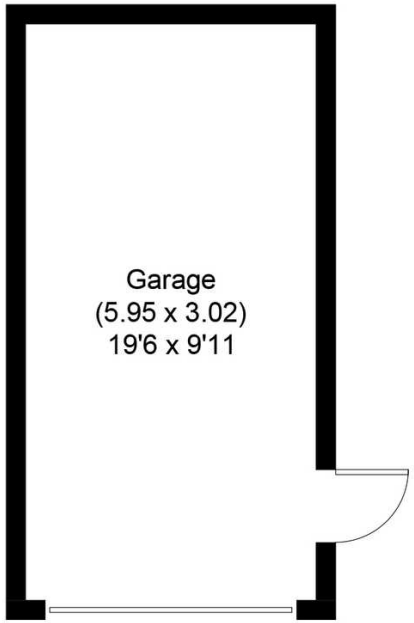
Approximate Gross Internal Area
Ground Floor = 47.2 sq m / 508 sq ft
First Floor = 48.5 sq m / 522 sq ft
Garage = 17.8 sq m / 191 sq ft
Total = 113.5 sq m / 1221 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

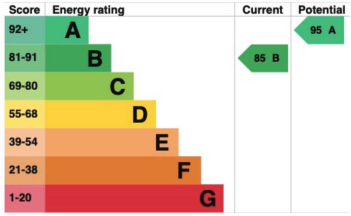


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



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