FOR SALE

123 The Grove, Stourport-On-Severn, DY13 9NE

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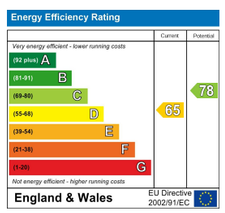
Approximate Gross Internal Area = 107.4 sq m / 1156 sq ft
Outbuildings = 18.0 sq m / 194 sq ft
Total = 125.4 sq m / 1350 sq ft (Including Garage)

This plan is for guidance only and must not be relied upon as a statement of fact.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



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FOR SALE

Offers in the region of £325,000

123 The Grove, Stourport-On-Severn, DY13 9NE

This is a fabulous, 3 bedroom extended link detached family home, with well proportioned accommodation sitting within generous private gardens with sheds/outbuildings. There is a garage and plenty of off road parking. This is a wonderful location on the edge of the common offering a peaceful and private situation with attractive views. An internal viewing is recommended.

FOR SALE

Mileage (all distances approximate)
Stourport 1.4 miles Bewdley 4.4 miles Kidderminster 4.6 miles Worcester 12 miles

1 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

- **An Extended Link Detached Home**
- **3 Bedrooms & Family Bathroom**
- **Living Room with Dining Area**
- **Extended Fitted Kitchen Diner**
- **Generous Private Gardens with Sheds/Stores**
- **Garage & Plenty of Off Road Parking**
- **Great Location Next to Hartlebury Common**
- **Internal Viewing Essential**

DIRECTIONS
From Stourport proceed in an easterly direction towards Hartlebury on the B4193 Hartlebury Road and take the third right hand turn onto The Grove. Continue to the end of the road where it bears to the right and the property will be found bordering the common on the left hand side as indicated by the agents For Sale board.

LOCATION
The Grove is well situated in this quiet cul-de-sac bordering Hartlebury Common, convenient for Stourport on Severn offering a bustling town centre with a wide range of shops and facilities to meet your everyday needs. The Canal Basins provide a great place to wander around at leisure and explore with a number of local pubs, cafes and restaurants. The popular village of Hartlebury is just over 2 miles distant and offers good transport links with a regular bus service, railway station and easy access to the motorway network. Village life thrives with a Post Office, public houses, two churches, general store and the village Hall. Within a 3 mile radius of the property can be found 18 local schools, both primary and secondary with the closest, Burlish Park Primary School, less than half a mile away, Hartlebury CofE Primary School approximately 1.6 miles and Wyre Forest Secondary school roughly 4 miles.

INTRODUCTION
This is a fabulous, extended link detached family home, offering three bedrooms and a family bathroom to the first floor. The ground floor accommodation is well presented and well proportioned to include a living room with dining area, extended kitchen diner and all sitting within generous private gardens with a useful shed and workshop. There is a garage and plenty of off road parking. Wonderfully located on the edge of the common offering a peaceful and private situation with attractive views. An internal viewing is recommended.

FULL DETAILS
The property is approached via a pedestrian walkway leading to the front door, alternatively to the rear there is vehicular access to the garage as well as pedestrian and vehicular gated access at the rear into the gardens.

RECEPTION HALL
With straight flight staircase to the first floor, radiator, telephone point, power points, ceiling mounted light fitting, access to the garage and access into the extended kitchen diner.

LIVING ROOM
Beautifully presented and well-proportioned with a dining area to the rear. There is an attractive, feature log burning stove with solid wooden mantle over. There is a radiator, power points, ceiling mounted light fitting, dual aspect UPVC double glazed windows overlooking the private rear garden and access to the dining area.

DINING AREA
With space for dining table and chairs, power points, ceiling mounted light fitting and UPVC double glazed French doors accessing the private gardens.

KITCHEN DINER
Having been extended creating a modern, spacious family space with an archway through to a family/dining area. There are wooden effect work surfaces with attractive white gloss base and eye level units. There are power points, inset spot lights to ceiling and a one and a half stainless steel sink with single drainer and mixer tap. There is a double electric oven with five ring gas hob with a 'Range Master' extractor hood above and UPVC double gazed pedestrian door overlooking the private garden. There is a radiator, spot lights and space for American style fridge freezer.

From the kitchen an archway leads into the extension which is a fabulous family space, ideal as a dining area with a white gloss island with wooden effect work top, integrated wine cooler, fitted cupboards and breakfast bar seating area. The island has a pop up socket with power points, radiator, inset spotlights to the pitched ceiling, UPVC double glazed windows and French doors overlooking and accessing the attractive gardens with an attractive view across the neighbouring common.

FIRST FLOOR LANDING
With ceiling mounted light fitting, UPVC double glazed side window, access to roof space and wooden panel doors to three double bedrooms and family bathroom.

With three double bedrooms, two of which are situated to the front of the property, all benefitting from UPVC double glazed windows, radiators, power points and ceiling mounted light fittings. BEDROOM THREE is situated to the rear with fitted furniture to include bedside lockers with cupboards above and UPVC double glazed window overlooking the private gardens and attractive views across the common land beyond. Bedroom one also benefits from fitted wardrobes.

FAMILY BATHROOM
Having a white suite, fully tiled with a panel bath with dual wall mounted shower with rain shower and hand held shower and glazed shower screen. There is a low level WC, vanity wash hand basin with a contemporary stainless steel mixer tap, stainless steel radiator, spot lights to ceiling, wall mounted extractor fan and obscure UPVC double glazed window.

OUTSIDE
The gardens are a particular feature of this attractive family home with plenty of space.

To the rear of the property there is a pedestrian gated access and a double timber vehicular gated access providing secure off road parking, all fenced with a gravelled area, raised vegetable beds and useful garden store. There are further raised beds and gated access directly onto the adjoining Hartlebury Common. Furthermore, there is a brick paved seating area with external security lighting, external water supply, a generous level lawn which wraps around the side of the property to a private area of garden with a paved flagstone seating area, wooden pergola, gravelled hard standing, lawn and paved patio. The gardens are bordered by a combination of wooden fencing, mature hedges, all adjoining the fabulous common with direct access and wonderful views.

WORKSHOP
With covered front porch with part timber and part glazed door into a generous store. The workshop was formally a summer house benefits from power and lighting. In addition there is a generous timber constructed log store

ATTACHED GARAGE
With an up and over door, with concrete hardstanding, power and light also housing the gas combination boiler with space and plumbing for automatic washing machine, tumble dryer and larder style fridge freezer and a pedestrian door to the rear accessing the main reception hall.

SERVICES
Mains water, electricity, drainage and gas are understood to be connected.

None of these services have been tested.

FIXTURES & FITTINGS
Only those items described in these sale particulars are included in the sale.

TENURE
Freehold with Vacant Possession upon Completion.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.