



21 Areley Court

Stourport-on-Severn, DY13 0AR

Andrew Grant

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Stourport-on-Severn, DY13 0AR

4 Bedrooms 3 Bathrooms 4 Reception Rooms

A substantial detached home thoughtfully improved by the current owners, offering versatile reception space, four bedrooms, a generous garden and an attached double garage.

- This substantial detached home provides over 2000 sq ft of accommodation, bringing together four bedrooms, three bathrooms and four reception rooms within a flexible two storey layout.
- Extensive improvements include a new Wren kitchen, new flooring, LED light fittings and an impressive eight-light feature lantern above the staircase.
- The ground floor offers an excellent choice of living spaces, including a generous living room, separate family room, dining room and dedicated study.
- Four bedrooms occupy the first floor, complemented by a family bathroom and a primary bedroom with its own spacious en suite bathroom.
- The established rear garden combines a broad lawn with several paved seating areas, mature planting and useful space for outdoor dining and recreation.
- A wide block paved driveway provides ample parking and leads directly to the attached double garage, which offers valuable additional practicality.
- Areley Court occupies an established residential setting in Stourport-on-Severn, offering convenient access to the town's amenities, schools and surrounding road connections.

2008 sq ft (186.5 sq m)





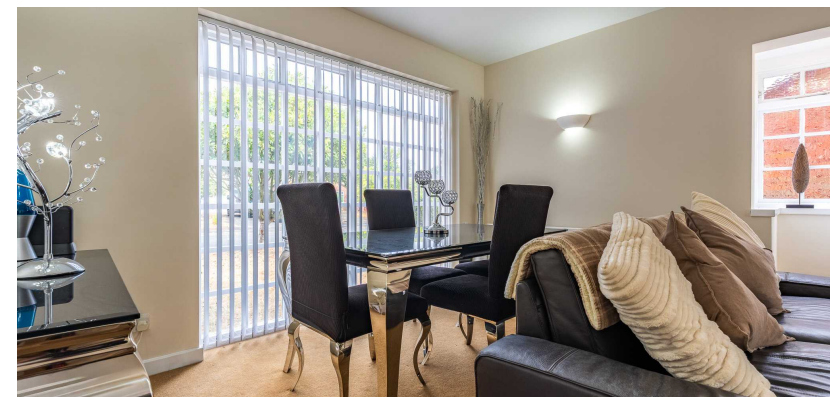
The kitchen

The newly fitted Wren kitchen forms a stylish and practical centre for preparing everyday meals, with access from the main hall and a direct connection to the family room. An extensive arrangement of cabinetry provides plentiful preparation and storage space, accompanied by contrasting work surfaces, a sink and integrated cooking appliances. New flooring and LED lighting complete the room, while its considered layout keeps each working area within easy reach.



The living room

The living room provides a generous principal reception space with ample scope for both relaxation and entertaining. A newly created feature chimney and fireplace suite with acoustic panels form a clear focal point, while the triple aspect windows and sliding doors to the patio make the space light and airy. Its substantial dimensions allow several distinct seating areas without compromising the comfortable flow of the room.







The family room

The family room offers a more informal setting for everyday relaxation, providing a comfortable alternative to the larger living room. Glazed sliding doors open directly to the rear garden and are accompanied by an additional window and door to the outside. Connections to the kitchen, utility and garage support easy movement through this practical part of the ground floor.



The dining room

The dining room creates a dedicated setting for shared meals and entertaining close to the kitchen. A large window brings in views of the frontage and its regular proportions accommodate a substantial dining table while maintaining clear access from the entrance hall.



The study

The study provides a defined workspace away from the principal reception rooms, making it well suited to working or studying from home. A window overlooks the rear aspect, while the room's proportions allow space for a desk and supporting office furniture.



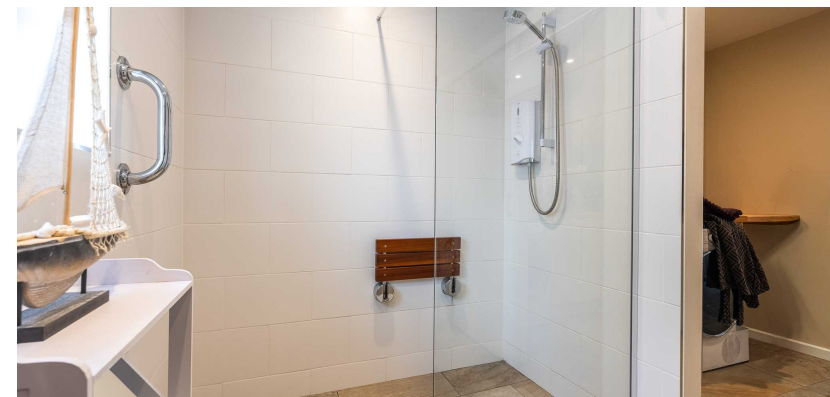
The utility

The utility supports the kitchen by providing a separate area for laundry and household tasks. Cabinetry, work surfaces and appliance spaces make practical use of the room. Internal connections lead to the family room and ground floor shower room.



The ground floor shower room

The ground floor shower room adds valuable convenience to the ground floor and is readily accessible from the utility. A generous walk-in shower forms the principal feature, accompanied by a wash basin, WC and chrome towel rail.





The entrance hall and cloakroom

The entrance hall establishes a spacious and welcoming introduction to the home, connecting the principal ground floor rooms. An open staircase rises through the centre of the space and creates a strong architectural focal point, enhanced by an attractive new eight-light lantern fitting suspended above the landing. The cloakroom is positioned beside the entrance hall, providing a convenient facility for guests and everyday use. It includes a WC and wash basin within a neatly arranged space.





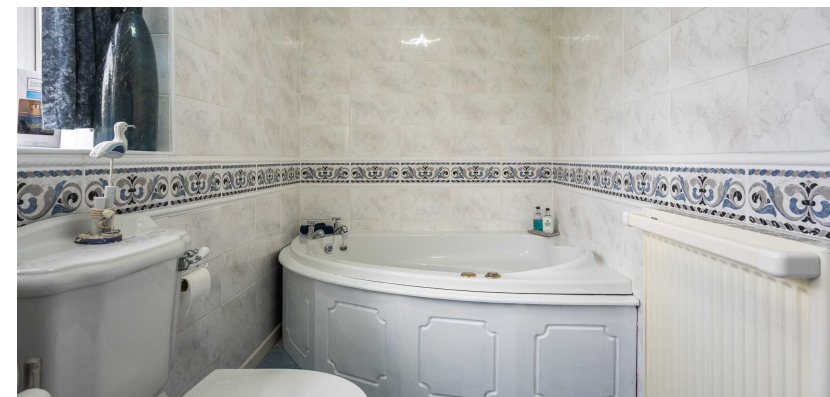
The primary bedroom

The primary bedroom provides a comfortable retreat with the added benefit of its own en suite bathroom. A wide window spans much of one wall and forms the room's principal architectural feature. Generous proportions allow space for a substantial bed and additional bedroom furniture while retaining an uncluttered circulation area.



The primary en suite

The primary en suite offers a comprehensive arrangement of bathroom facilities adjoining the principal bedroom. A separate shower enclosure and corner bath provide a choice of bathing options, complemented by a wash basin and WC. The generous layout allows each element its own defined space and supports comfortable everyday use.





The second bedroom

The second bedroom is particularly generous, providing excellent flexibility as a substantial double bedroom. Dual windows give the room a broad outlook and emphasise its spacious proportions. Its expansive layout readily accommodates a large bed alongside further bedroom furniture while preserving ample floor space.







The third bedroom

The third bedroom offers another well proportioned double bedroom within the first floor arrangement. A window provides an outlook over the surrounding setting, while the straightforward shape of the room supports flexible furniture placement and makes practical use of the available space.



The bathroom

The family bathroom serves the three additional bedrooms from a convenient position on the first floor. A freestanding roll top bath provides a characterful focal point, accompanied by a wash basin with storage beneath and WC.



The garden

The rear garden provides a substantial outdoor setting with space for relaxation, recreation and entertaining. A broad lawn extends away from the home, framed by mature trees, established shrubs and planted boundaries. Several paved areas create practical places for seating and dining, while the overall proportions provide considerable scope for different outdoor uses.







The driveway and parking

A wide block paved driveway creates a practical approach to the home and provides ample space for several vehicles. The substantial frontage leads directly to the attached double garage, which has two separate doors and internal access to the utility. A covered entrance adds definition to the front elevation and provides shelter on arrival.

Location

21 Areley Court occupies an established residential setting within Dunley, a sought after semi-rural suburb of Stourport-on-Severn. The property is positioned within a cul-de-sac bordering attractive countryside, creating a pleasant balance between residential convenience and access to the surrounding landscape. From here, there is easy access to a number of local beauty spots, including Ribbesford Woods and the River Severn, providing opportunities to enjoy woodland walks, riverside scenery and the outdoors.

Stourport-on-Severn town centre is less than one mile away and can be easily reached on foot. The town offers a broad range of everyday amenities, shopping and leisure facilities, while local schooling supports family life. Surrounding road connections provide convenient access to neighbouring towns and the wider area. Stourport-on-Severn is particularly known for its riverside setting, and the home's position within Dunley combines access to the town and its services with the appeal of a semi-rural setting close to open countryside.

Services

The property benefits from mains gas, electricity, water and drainage. A new boiler with Hive control has also been installed.

Broadband: Ultrafast broadband available. 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).

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 and very low risk from rivers and the sea is expected to remain very low.

Council Tax

The Council Tax for this property is Band G



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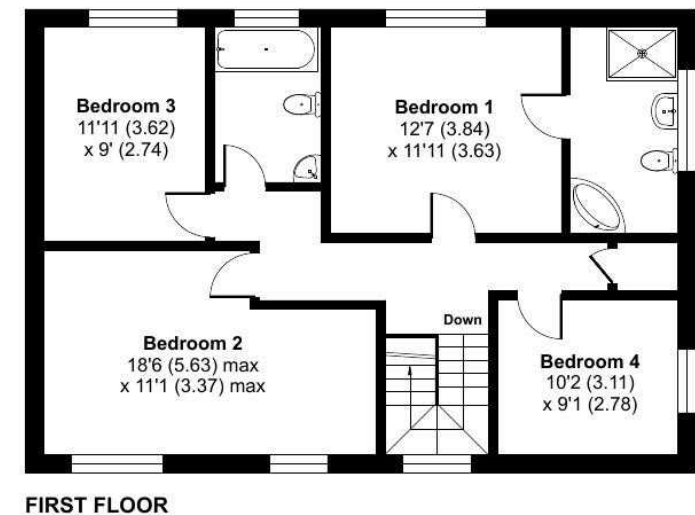
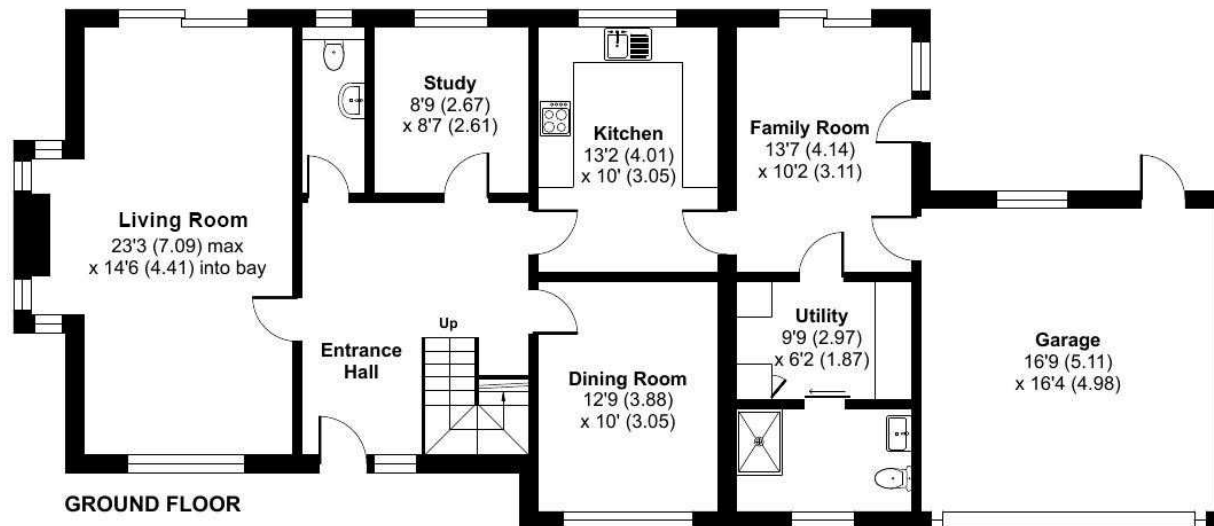
Approximate Area = 2008 sq ft / 186.5 sq m

Garage = 274 sq ft / 25.5 sq m

Total = 2282 sq ft / 212 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026
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