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Andrew Grant



4 Woodbury Road West



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Stourport-on-Severn, DY13 8XP

A detached dormer bungalow with versatile bedrooms over two floors, a conservatory and two driveways alongside a drive-through double garage, offering ample parking provisions.

4 Bedrooms | 2 Bathrooms | 2 Receptions | Garage and two driveways

A front porch opens into the hall, with a bay-fronted living room on one side and a separate dining room on the other. The kitchen and breakfast room opens to a glazed conservatory overlooking the landscaped rear garden. Two double bedrooms occupy the ground floor, one with an en suite shower room, alongside a family bathroom. Upstairs, the primary bedroom features extensive storage and sits alongside a further dressing space, which could equally be used as a further bedroom. Outside, a gazebo overlooks the tiered garden, and to the front is a double garage and two driveways either side of the home. Situated in an established residential area of Stourport-on-Severn, the property is within easy reach of local amenities, with direct access to Lickhill War Memorial Park from the end of the road, offering green space for dog walking and a convenient pedestrian route to the town centre and riverside.

1,825 sq ft (169.8 sq m)

Freehold

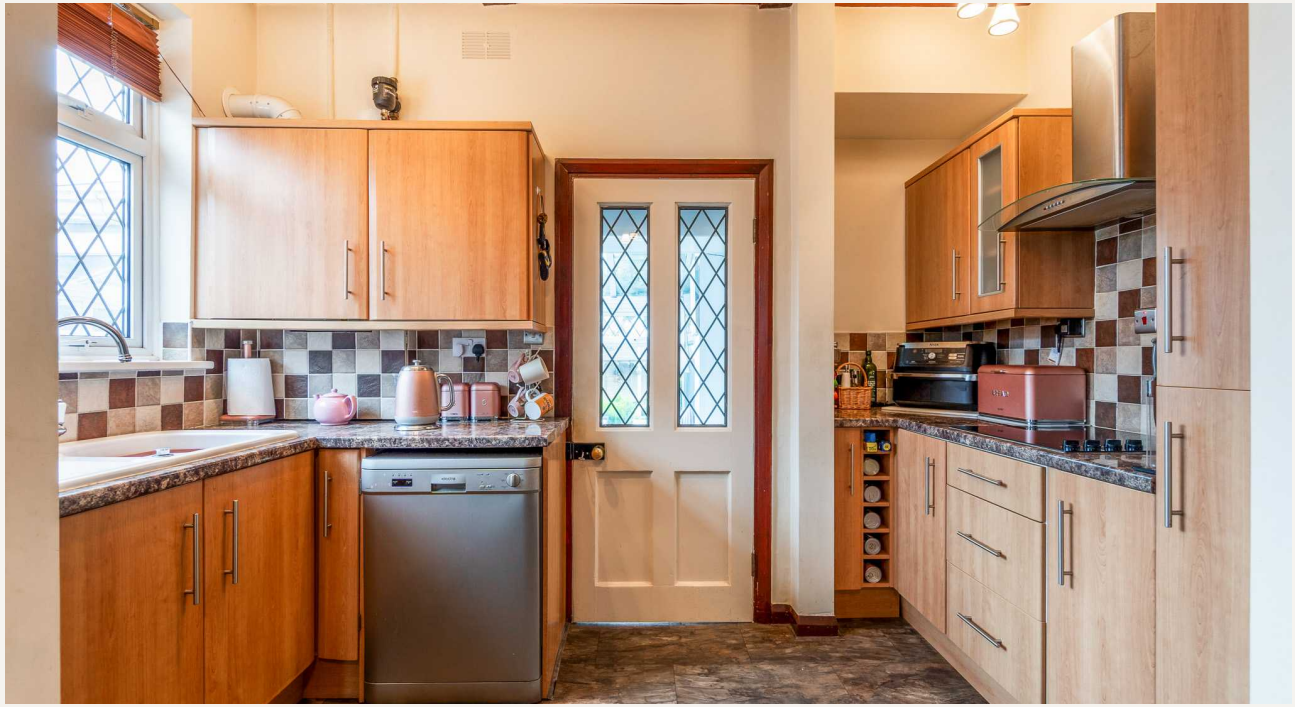
The living accommodation

A central island with breakfast seating gives the kitchen an informal place to eat. Timber cabinetry and a chequered tiled splashback sit beneath exposed ceiling timbers, and a glazed door opens to steps leading down into the conservatory.

The separate dining room looks out to the front through a broad leaded window. A picture rail and fireplace frames the room, and a wide opening connects it directly to the kitchen.

A leaded bay and a side window bring light into the living room along two elevations. At the opposite end from the bay, a fireplace with a decorative surround anchors the seating area. This room could also be used as an additional bedroom, subject to requirements.

With a pitched glazed roof and room for both seating and dining, the conservatory looks onto the rear garden. French doors open onto the raised terrace, where curved steps lead down towards the lawn and patio. Another door leads to the rear courtyard and onto the drive-through double garage.





















The bedrooms and bathrooms

A timber-lined pitched ceiling gives the first-floor primary bedroom its character, with a leaded dormer window set into the roofline. Cupboards make use of the eaves, and louvred doors conceal further storage beside the stairwell.

Directly accessed from the staircase, the dressing room adjoins the primary bedroom and could equally act as another bedroom. A leaded window lights the far end, and fitted storage runs along both sides.

The ground-floor features a double bedroom with French doors opening onto the rear garden and direct access to its own en suite. The tiled shower room is fitted with a glazed shower enclosure, a washbasin and a WC.

Another ground-floor double bedroom is currently arranged as a home office, with a leaded side window, decorative fireplace and a built-in storage cupboard.

A freestanding bath beneath a leaded window is the focal point of the ground-floor family bathroom. Dark wall tiling with a mosaic border sets off the pedestal basin, bidet and WC.
























SOAK

The garden and parking

Curved steps descend from the raised terrace to a paved seating area beside the lawn. Clipped hedges and established planting frame the garden, where a timber gazebo overlooks the lawn. A vegetable patch and garden shed complete the space.

Two driveways flank the bungalow and provide off-road parking for around four cars. One leads to the drive-through double garage, while the other is gated. A separate pedestrian gate opens onto the path to the front porch between low brick walls and iron railings.















Location

Woodbury Road West is situated within an established residential neighbourhood in the Lickhill area of Stourport-on-Severn, a historic Worcestershire market town on the banks of the River Severn.

Stourport-on-Severn provides a good selection of independent shops, supermarkets, cafés, pubs and restaurants. The High Street and Bridge Street form the town's main shopping area, while the historic canal basins and riverside setting give Stourport its distinctive character.

Several schools serve the surrounding area, including Lickhill Primary School, Burlish Park Primary School and Stourport Primary Academy. The Stourport High School and Sixth Form College provides secondary and sixth-form education, while additional educational facilities are available in Worcester.

The A451 connects Stourport with Kidderminster, while routes towards Worcester and the M5 provide connections further afield.

Lickhill War Memorial Park is directly accessible from the end of Woodbury Road West, providing a convenient green space for dog walking and outdoor recreation, as well as a pleasant pedestrian shortcut to the town centre and riverside. The River Severn and Stourport's historic canal basins offer further opportunities for waterside walks and boating. Further afield, Hartlebury Common, the Wyre Forest and the Georgian town of Bewdley provide additional opportunities to explore the surrounding countryside.





Services

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

Broadband Speed

Ultrafast broadband available. Download speeds up to 10000 Mbps and upload speeds up to 10000 Mbps (source: Ofcom checker).

Mobile Coverage

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

Flood Risk

According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and very low risk for surface water flooding.

EPC

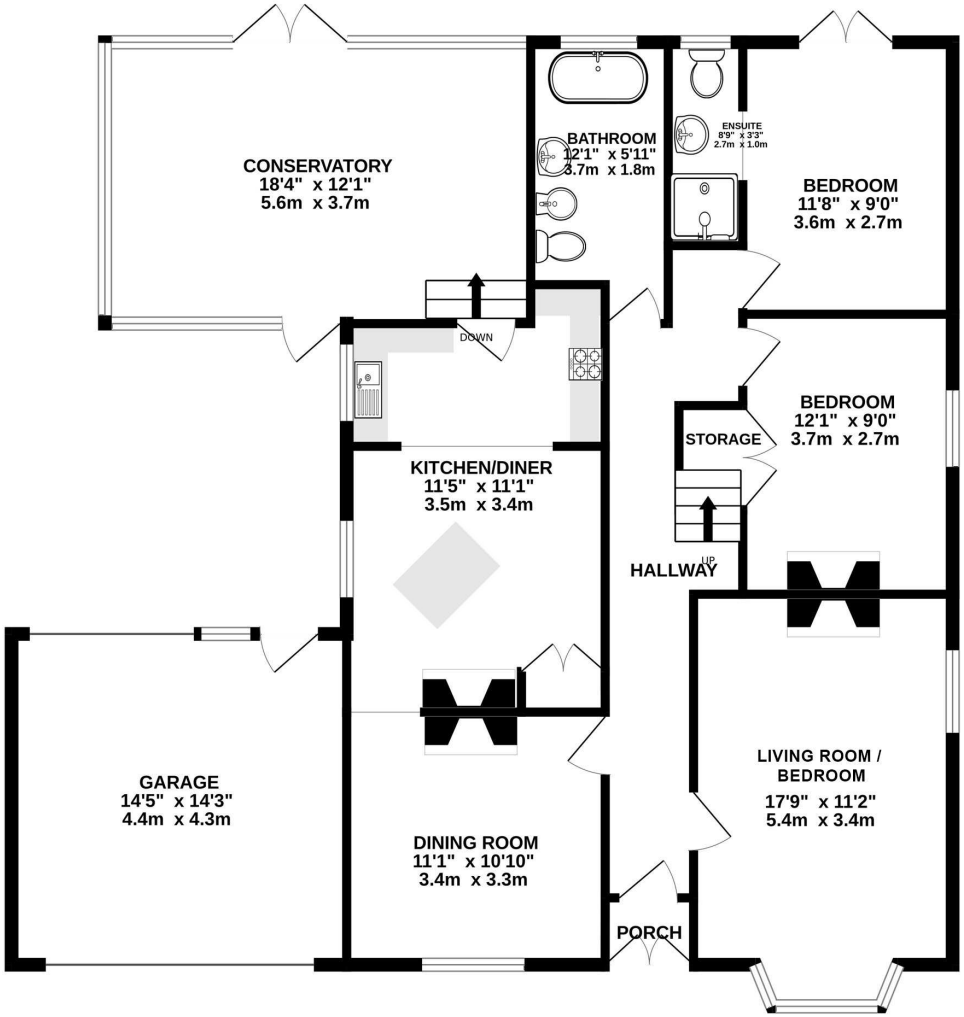
The EPC rating for this property is: D.

Council Tax

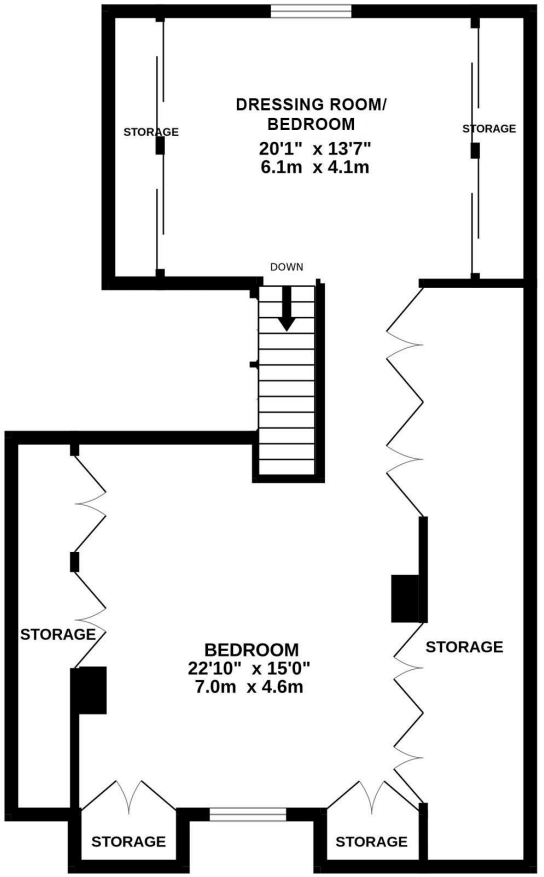
The Council Tax for this property is Band D.

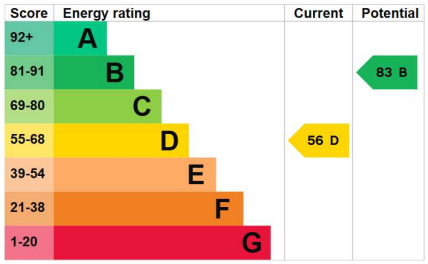


GROUND FLOOR
1349 sq.ft. (125.3 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.





TOTAL FLOOR AREA : 2027 sq.ft. (188.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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