



162a Wilden Lane

Stourport-on-Severn, DY13 9LP

Andrew Grant

162a Wilden Lane

Stourport-on-Severn, DY13 9LP

3 Bedrooms 1 Bathroom 1 Reception Room

A spacious detached bungalow with versatile accommodation, a new conservatory, extensive parking and an impressive triple garage.

- A generously proportioned detached bungalow offering two established bedrooms, a third bedroom or office and adaptable living spaces arranged across a single level.
- The L shaped living and dining room provides ample space for relaxing and shared meals, with a log burner forming an inviting focal point.
- A separate snug complements the principal reception space, while the new conservatory extends the accommodation and creates a direct connection with the terrace.
- The paved terrace provides several areas for outdoor seating with planted borders adding colour and definition to the surroundings.
- An extensive driveway offers substantial off road parking and leads to a triple garage measuring approximately 46 feet in length.
- Situated on Wilden Lane in Stourport-on-Severn, the property is conveniently placed for the town's general amenities, transport connections and surrounding Worcestershire countryside.

1572 sq ft (146.0 sq m)





The living and dining room

Forming the principal reception space, this L shaped room provides distinct areas for relaxation and dining. A log burner creates a characterful focal point within the living area, accompanied by a substantial timber mantel. Wide openings connect the two parts of the room and continue into the snug, supporting an easy flow between the home's main social spaces.





The snug

Offering a quieter setting alongside the main reception room, the snug is suited to informal relaxation or reading. A broad opening maintains a close relationship with the living and dining room while allowing this area to retain its own identity. Its position beside the hall also makes it readily accessible from the remainder of the accommodation.





The kitchen

Arranged for practical everyday cooking, the kitchen provides a broad range of cabinetry and work surfaces around three sides. An integrated oven, hob with extractor, dishwasher and fridge are complemented by a sink beneath the window, with spaces provided for additional appliances. A door offers independent access outside, while the adjoining conservatory can be reached directly from the room.







The conservatory

Extending the living accommodation, the new conservatory provides an additional space for sitting and enjoying the garden setting. Extensive glazing wraps around the room and French doors open directly onto the terrace. Its connection with the kitchen creates a useful arrangement for refreshments, relaxed gatherings and everyday enjoyment of the outside space.





The hallway

The entrance hall provides a welcoming introduction to the home, with access through to all principal rooms. This space also benefits from two storage cupboards.



The primary bedroom

Providing a well proportioned private retreat, the primary bedroom offers space for a king-sized bed and accompanying bedroom furniture. A wide window forms a strong architectural feature, while the generous dimensions allow the room to be arranged with flexibility. Direct access from the hall keeps the bedroom conveniently connected with the bathroom and principal living areas.



The second bedroom

Comfortably accommodating a double bed, the second bedroom provides useful additional sleeping space for family members or guests. Mirrored wardrobes occupy one side of the room and offer substantial storage. A window and separate hall access complete a straightforward arrangement within easy reach of the bathroom. A compact third bedroom offers further flexibility for use as a single bedroom or home office.



The bathroom

Serving the bedroom accommodation, the bathroom is arranged around a spacious walk in shower enclosure. A vanity unit incorporates the wash basin and provides useful storage, accompanied by a WC. The clear layout brings the principal facilities together within a practical and easily accessible room.





The terrace

Creating a generous setting for outdoor relaxation, the paved terrace accommodates several seating areas alongside the conservatory. Raised borders and established planting bring colour and structure to the surroundings. Direct access from the conservatory supports outdoor dining and gatherings during suitable weather.





The driveway and parking

A substantial driveway provides extensive off road parking and a broad approach to the property. The space continues towards the triple garage, which measures approximately 46 feet in length according to the floorplan. Low brick walls define the frontage, while the arrangement allows convenient access to both the home and garage.



Location

Wilden Lane places the property within the village of Wilden, a well-established community with local schools, a country pub and church. Stourport-on-Severn is within easy reach, providing a wider range of shopping, leisure and everyday amenities, together with further schooling and transport connections. The village is surrounded by countryside, with a variety of local walks nearby, including Hartlebury Common, offering plenty of opportunities to enjoy the area's natural surroundings. Road links provide convenient access to nearby Worcestershire towns and surrounding employment centres, making the location well suited to both day-to-day living and commuting.

Services

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

Broadband Speed: Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

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

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.

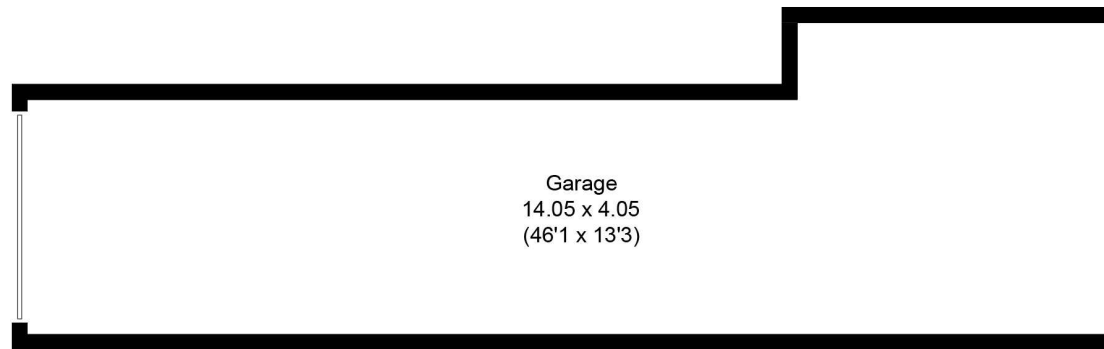
Council Tax

The Council Tax for this property is Band D.



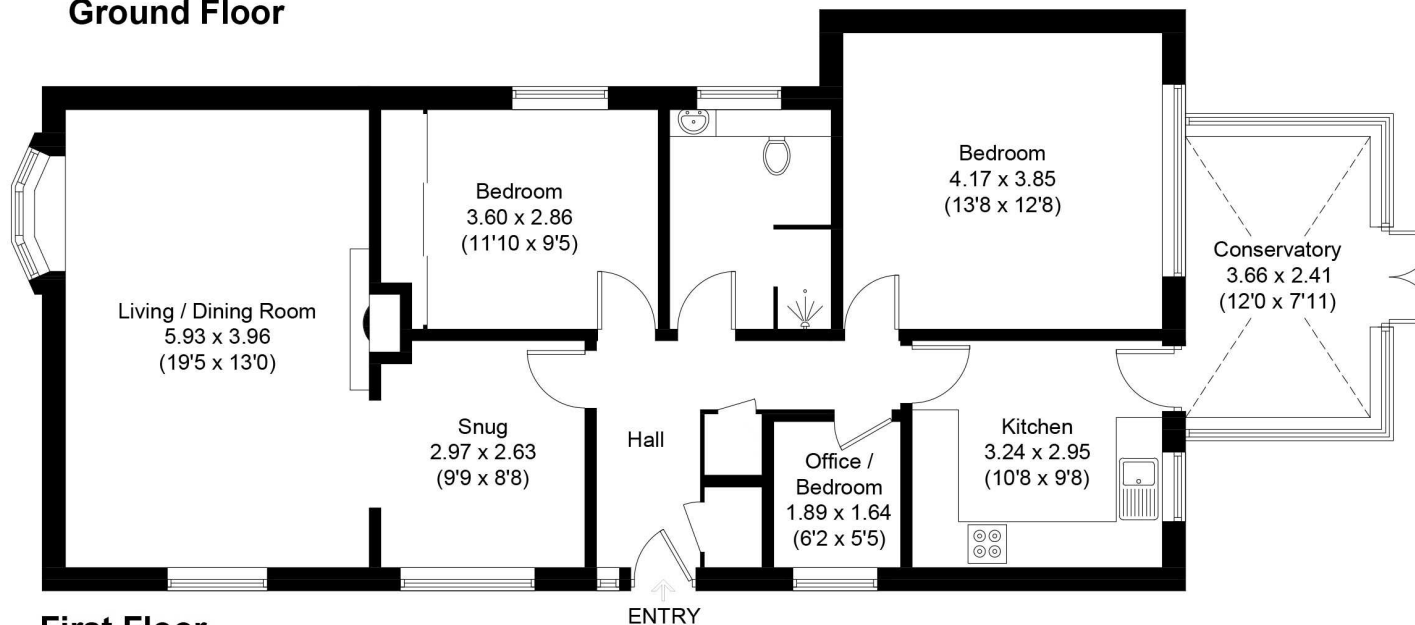
Wilden Lane

Approximate Gross Internal Area = 99.1 sq m / 1067 sq ft
 Garage = 46.9 sq m / 505 sq ft
 Total = 146.0 sq m / 1572 sq ft



(Not Shown In Actual Location / Orientation)

Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	46 E	
21-38	F		
1-20	G		

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



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com