



Courtland, 1A Church Walk, Stourport on Severn

G HERBERT
BANKS

EST. 1898

Courtland
1A Church Walk
Stourport on Severn
Worcestershire
DY13 0AL

A first class family home in the most attractive tucked away position.

Substantial and very well appointed accommodation.

- Reception hall, bathroom, large through lounge, striking dining room/kitchen, utility room.
- Five bedrooms, bathroom and en-suite.
- Garage, tarmacadam driveway, most delightful, landscaped gardens with summerhouse and outbuildings.
- Small cul de sac off Church Walk.

Situation

This brilliant family home is strongly recommended. It is situated in a cul de sac off Church Walk of only three houses. This is the highly favoured area of Areley Kings which remains within walking distance of glorious riverside walks and unspoilt countryside it is also a short walking distance from Stourport town centre.

Locally, a range of amenities include several public houses, a co-op convenient store with post office, pharmacy and the beautiful historic St Bartholomew, principally red sandstone Church.

The Wyre Forest town of Stourport provides an extensive range of amenities including both junior and senior schools, a range of independent shops, bars and restaurants, several major supermarkets, the wonderful iconic canal basin together with a substantial new medial centre.

Kidderminster is the principal Wyre Forest Town which is a short driving distance away as is the historic riverside town of Bewdley.

Kidderminster benefits from a direct rail link to Birmingham and London. M5 motorway access is available via junctions 3, 4 and 5.

Description

This is an impressive and very appealing detached family home which is very well presented throughout. The double-glazed accommodation has a number of superb rooms.

The house is approached by a covered entrance porch leading to the reception hall with Karndean floor. There is a well-appointed bathroom off.

The impressive large through lounge has a contemporary woodburning stove in handsome surround together with twin double glazed French doors to the rear.

A major much cherished room is the substantial dining kitchen. This features an extensive range of wall and floor mounted cabinets, Quartz working surfaces, a large island unit/breakfast bar. Appliances include a dishwasher, Rangemaster Range cooker with extractor over. The dining kitchen has a Karndean floor and twin double-glazed doors to the delightful rear garden.

Off the kitchen is the excellent fitted utility with matching cabinets, Quartz working surfaces, sink unit, plumbing for washing machine and Karndean floor.

The first floor is served by a feature galleried landing and it provides five superb bedrooms, four of which have a range of built-in wardrobe cupboards, there is an en-suite shower room and separate family bathroom. Perfect and flexible family space.

Outside

The house is approached by a tarmacadam driveway with well stocked side border and twin gated access.

To the rear of the house is a full width paved sun terrace leading on to a nicely maintained shaped lawn with further circular terrace, further terrace with summerhouse and outbuilding to one side of the house. The gardens are very well stocked with a range of shrubbery and plant beds and provides some fine mature specimen trees.

GENERAL INFORMATION

Energy Performance

Current Rating: 70C
Potential Rating: 80C
Carried out: 8th February 2018

Services

Mains electricity, water, gas and drainage. Gas fired central heating.

Local Authority

Wyre Forest District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

What3words ///twist.exists.aims

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.





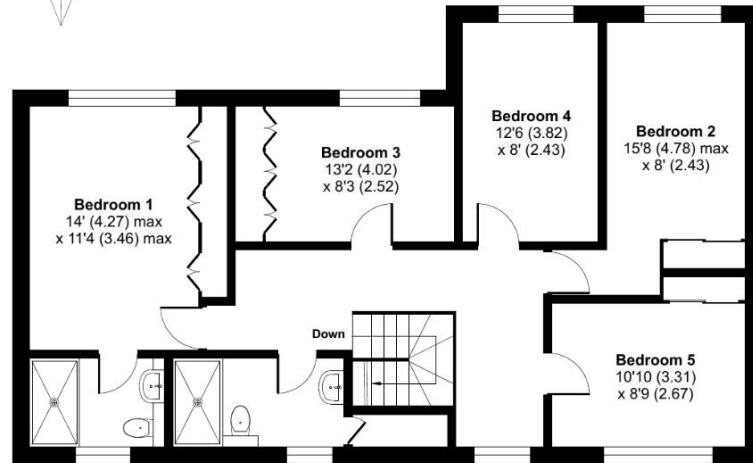
Church Walk, Stourport-on-Severn, DY13

Approximate Area = 1797 sq ft / 166.9 sq m

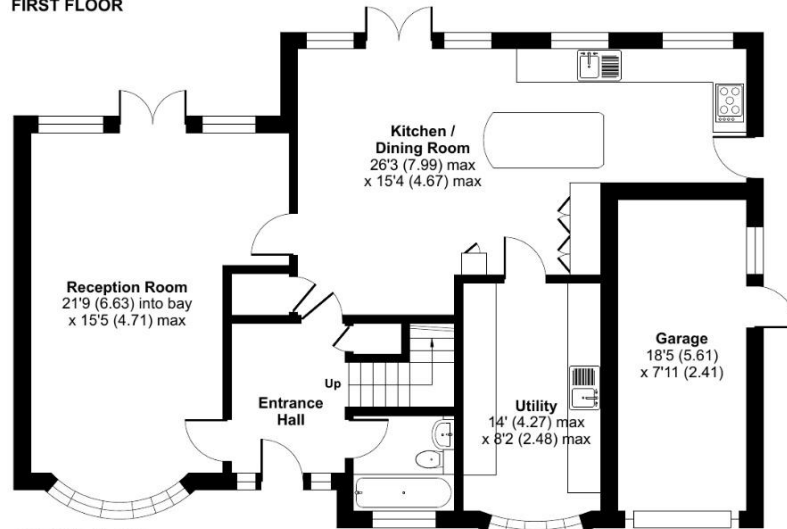
Garage = 139 sq ft / 12.9 sq m

Total = 1936 sq ft / 179.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for G Herbert Banks LLP. REF: 1493502



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01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
Great Witley, Worcestershire WR6 6JB



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