



## 7 The Dell

Stourport-on-Severn, DY13 9GD

Andrew Grant

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**4 Bedrooms   2 Bathrooms   2 Reception Rooms**

A modern four bedroom detached home in a quiet private cul de sac with a garage, landscaped garden, recently fitted kitchen and upgraded bathrooms.

- Well planned four bedroom detached home with large modern living spaces.
- Bright living room with feature fireplace and a bay fronted dining room.
- Enclosed rear garden with large lawn and patio beneath a pergola.
- Broad driveway with space for multiple vehicles plus integral single garage.
- Quiet cul de sac near Stourport-on-Severn, close to local amenities with excellent transport links.

This attractive four bedroom detached home is situated in a quiet private cul de sac of only five properties. The property offers a balanced layout across two floors with a welcoming hallway, dining room with bay window, spacious living room, a newly fitted kitchen with separate utility and a ground floor cloakroom. Upstairs there are four bedrooms, the principal with en suite, plus a modern family bathroom. Notable recent improvements include a new kitchen, modernised bathrooms and new flooring throughout, all of which have been completed to a high standard. Outside, there is a private garden, a garage and a driveway providing excellent parking. This property presents an ideal opportunity for families or professionals seeking a home in a convenient location close to amenities and excellent transport links.

**1157 sq ft (107.4 sq m)**





## The living room

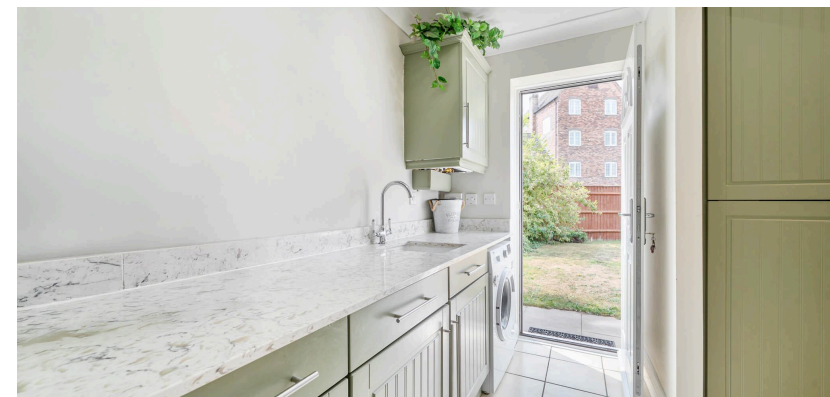
A spacious living room to the rear with a feature fireplace and sliding doors to the garden. The room's length allows for distinct seating areas, creating an inviting setting for family time or hosting.





## The kitchen

The kitchen has recently been refitted with modern units, integrated appliances and attractive worksurfaces. It offers plenty of space for cooking and storage. A useful utility sits just off the kitchen with further cabinetry, plumbing for laundry appliances and direct access to the rear garden.







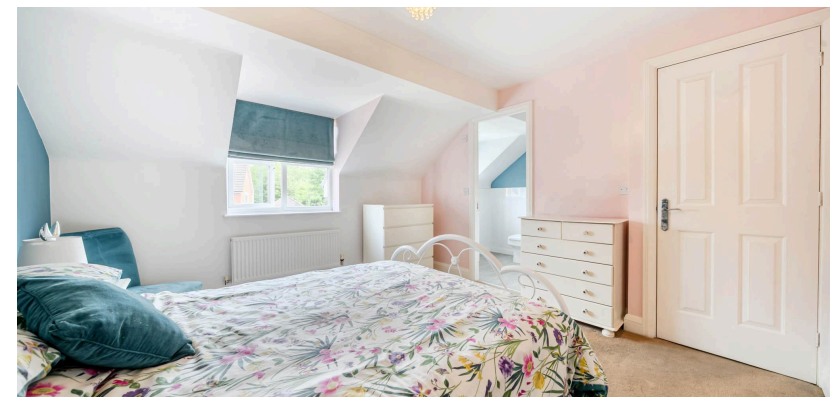
## The dining room

Set at the front of the home, the dining room features a bay window that adds character and natural light. Its proportions suit both everyday meals and larger gatherings, with easy access to the kitchen and hall for relaxed entertaining.



## The primary bedroom

Generous and bright with a shaped ceiling and wide window, it offers ample floorspace with built-in storage and an easy layout. A door leads to the en suite finished in white tiling for added convenience.





## The primary en suite

The en suite has been updated with a contemporary finish, including a shower enclosure, WC and wash basin, creating a private and practical addition to the principal bedroom.





## The second bedroom

The second bedroom is a generous double with a wide rear window giving a pleasant outlook. There is ample room for additional furniture and provides a peaceful setting for guests or family members, with easy access to the family bathroom nearby.



## The third bedroom

The third bedroom is a bright, practical room with a pleasant rear outlook. Its balanced shape makes furnishing straightforward for a guest space or organised workspace. A flexible everyday room ready to suit changing needs perfectly.



## The fourth bedroom

The fourth bedroom is a bright, restful space with a wide window and pleasant outlook. Its footprint suits a child's room, guest accommodation or an efficient home office. It offers convenient access for busy mornings and visiting friends or family.



## The bathroom

A smartly finished shower room with a glazed enclosure, contemporary vanity basin and close coupled WC. A large frosted window brings natural light while maintaining privacy. Stylish wall tiling and practical flooring make upkeep straightforward.



## The garden

The rear garden is made for everyday enjoyment and entertaining. A wide paved terrace sits beneath a timber pergola, leading to a generous level lawn with fenced boundaries and established planting. It is easy to maintain and offers plenty of space for play, relaxing and outdoor dining.





## The driveway

A broad block paved drive provides generous parking in front of the house with further gravelled space to the side. Direct access to the integral garage makes arrivals simple. The property sits off a private driveway serving only five properties, giving a tucked away approach with little passing traffic.



## Location

Set within Stourport on Severn, this home sits in a peaceful enclave known as The Dell. It is approached along a private driveway serving a small collection of properties, creating a calm setting with very little passing traffic.

Mature greenery borders one side and fenced boundaries give a sheltered feel. The position offers a pleasant outlook and a reassuring sense of privacy while still being part of an established residential neighbourhood.

Everyday needs are close at hand with the amenities of Stourport on Severn within easy reach, from shops and services to leisure options along the town's streets. The setting suits a range of buyers who value quiet living with practical convenience.

The broad frontage makes arrival straightforward and there is space to turn with ease before heading out again. With its tucked away approach and green backdrop, The Dell offers a location that feels relaxed yet practical, ideal for family life or a move to somewhere quieter without losing accessibility.

## Services

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

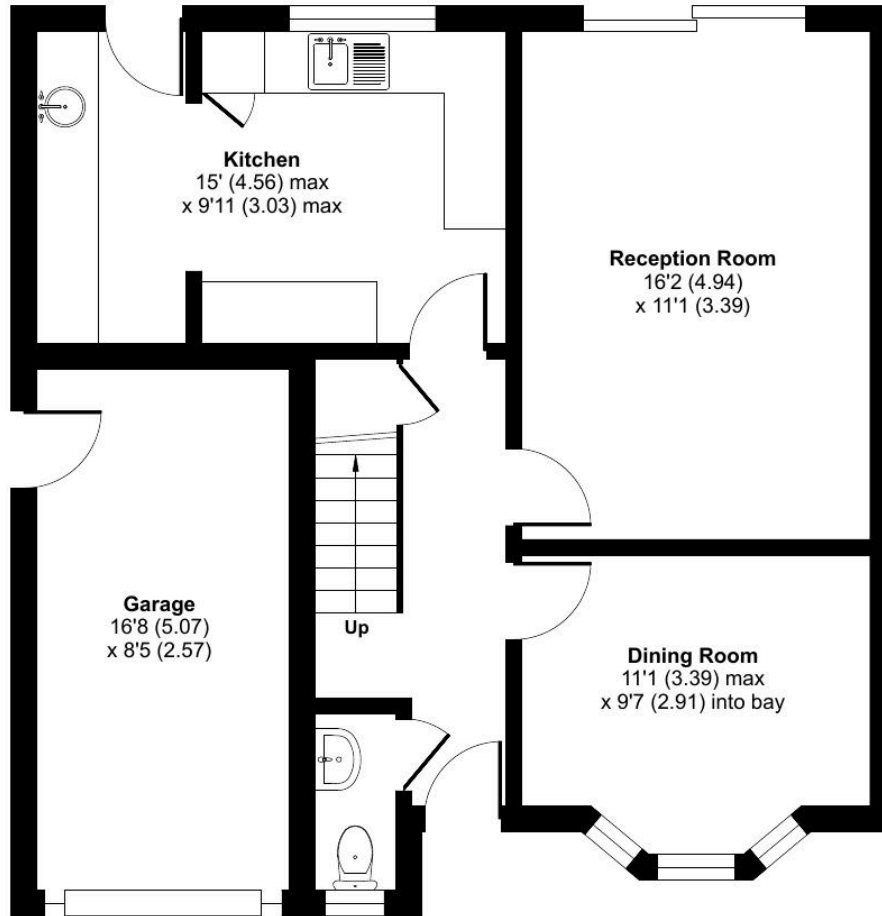
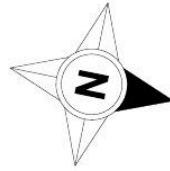
## Council Tax

The Council Tax for this property is Band D

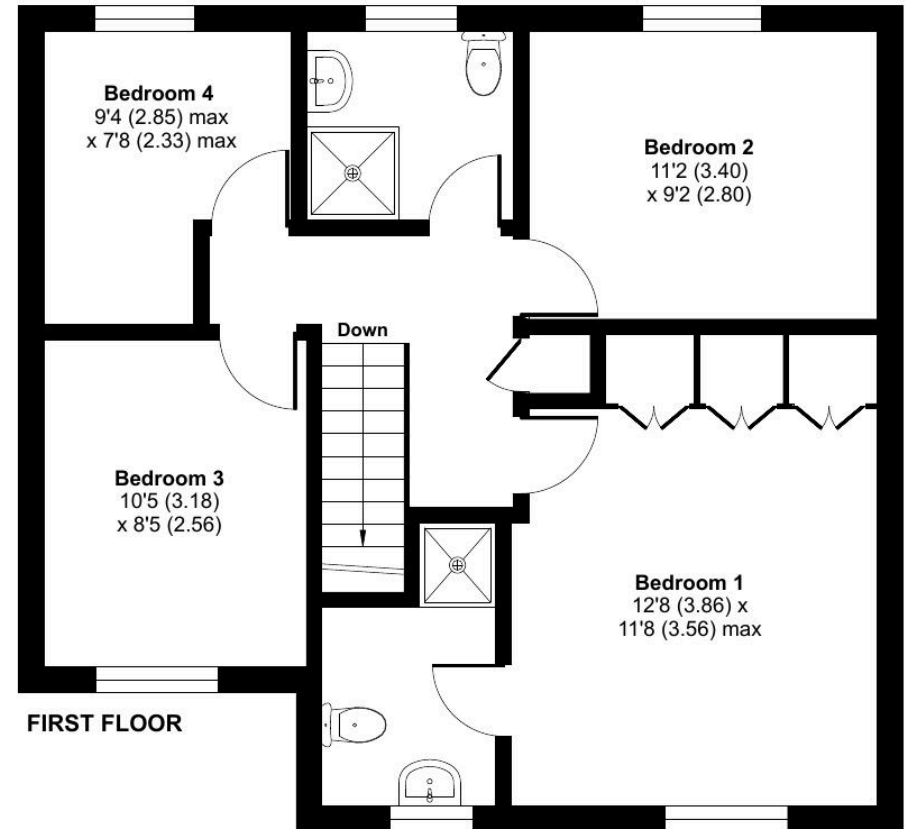


# The Dell, Stourport-on-Severn, DY13

Approximate Area = 1157 sq ft / 107.4 sq m  
 Garage = 134 sq ft / 12.4 sq m  
 Total = 1291 sq ft / 109.8 sq m  
 For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Andrew Grant. REF: 1340724

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	83 B



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.





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