Since 1971
Andrew Grant



7 Areley Court



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Stourport-on-Severn, DY13 0AR

Occupying a highly regarded cul-de-sac with a semi-rural feel, this detached bungalow offers three reception rooms and established south east facing gardens.

3 Bedrooms | 1 Bathroom | 3 Receptions | No onward chain

With three distinct reception rooms, this detached bungalow offers a choice of spaces for entertaining and quieter moments. The dining room connects with the principal living accommodation, while a separate sitting room opens onto the garden beneath a vaulted timber ceiling. Three bedrooms include a primary bedroom with direct access to the shared bathroom and a second bedroom with its own shower area. Established gardens, a summerhouse, driveway and attached garage complement the accommodation, with solar panels and no onward chain adding to its appeal.

1,360 sq ft (126.3 sq m)

Freehold

The living accommodation

The L shaped kitchen combines extensive cabinetry and broad work surfaces with a separate breakfast area. Glazed display cupboards add detail, while a built-in oven, electric hob and integrated fridge/freezer keep the main appliances within the fitted arrangement.

French doors open from the dining room onto a paved terrace, extending its appeal beyond the interior. Openings connect with both the living room and sitting room, allowing the spaces to work together for larger gatherings.

A vaulted timber ceiling and exposed brick walls give the sitting room a character of its own. Broad bay glazing frames the established garden, with French doors opening directly outside to create a particularly inviting garden retreat.



















Windows on three elevations give the living room varied outlooks, including a broad view across the garden. A pale fireplace surround provides a focal point, while the elongated room offers ample space for a substantial seating arrangement.

The reception hall includes a built-in cupboard and direct access to the garage, with further cupboard storage along the inner hall. A separate cloakroom features tiled walls, a vanity basin and WC.











The bedrooms and bathroom

Overlooking the rear garden, the primary bedroom has a full wall of fitted wardrobes incorporating mirrored doors and drawers. Direct access leads to the Jack and Jill bathroom, also entered from the hall, with a panelled bath, vanity basin and WC.

The second bedroom combines a rear garden outlook with a fitted wardrobe and an adjoining shower area within the room. The electric shower and separate vanity basin provide additional washing facilities beyond the main bathroom.

Fitted cupboards extend across one wall of the third bedroom, while a broad front window overlooks the approach. Its position away from the rear reception rooms also offers scope for use as a dedicated home office.















The garden and parking

The south east facing garden combines shaped lawns with established trees, shrubs and curved borders. Paved terraces provide a choice of places to sit or dine outside, while a summerhouse and shed add further interest and storage. Gated access runs along both sides of the property.

A broad driveway fronts the bungalow, bordered by lawn and established shrubs. The attached garage has an electrically operated roller door, internal access from the reception hall and a separate door opening directly to the rear garden.















Location

Areley Court is a highly regarded residential cul-de-sac in Areley Kings, occupying a sought-after position with a pleasant semi-rural feel. Bordering attractive countryside, the setting offers a balance between residential convenience and access to the surrounding landscape, with Ribbesford Woods and the River Severn providing opportunities for woodland walks, riverside scenery and outdoor recreation.

Everyday amenities in Areley Kings include a Co-op convenience store, post office and pharmacy, alongside local pubs.

Local schooling includes St Bartholomew's Church of England Primary School on Princess Way. Secondary education and sixth form provision are available at The Stourport High School and Sixth Form College.

Local bus services connect Areley Kings with Stourport and Kidderminster, with further services linking Stourport and Worcester.

Stourport's historic canal basins and Riverside Meadows offer further opportunities for outdoor recreation. The property's position in Areley Court combines access to these amenities with the appeal of a quieter residential setting close to open countryside.











Services

The property benefits from mains electricity, gas, water and drainage. Solar panels are installed.

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

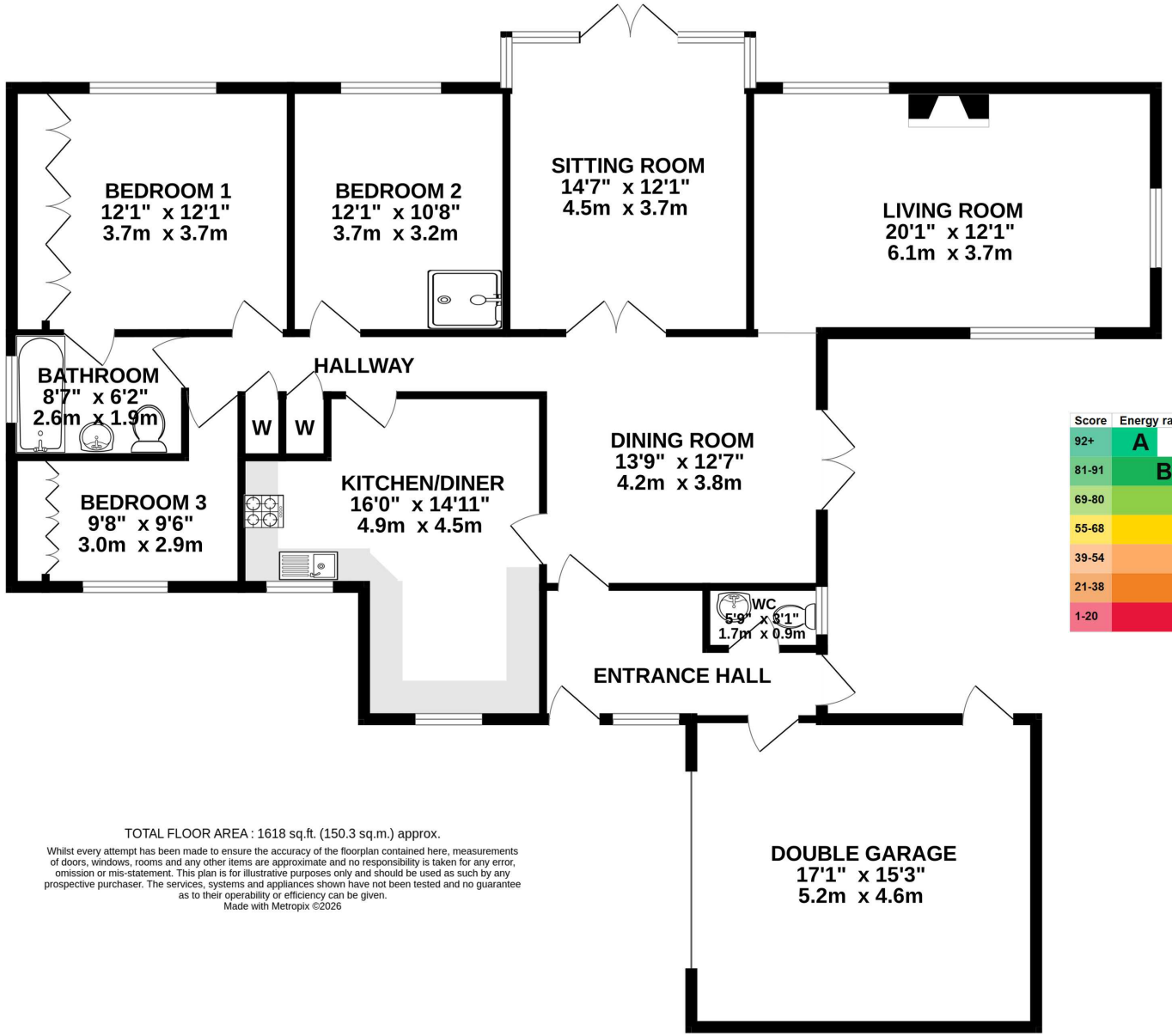
The EPC rating for this property is: B.

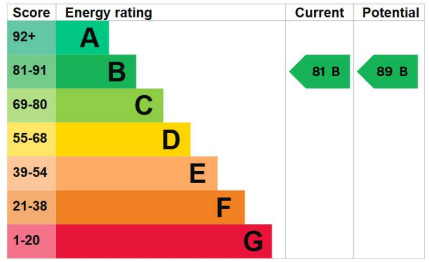
Council Tax

The Council Tax for this property is Band F.



GROUND FLOOR
1618 sq.ft. (150.3 sq.m.) approx.





TOTAL FLOOR AREA : 1618 sq.ft. (150.3 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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