



18 Claerwen Avenue, Stourport-On-Severn

Nock
Deighton
SINCE 1831



18 Claerwen Avenue

Stourport-On-Severn, Stourport-On-Severn

A well-presented three-bedroom semi-detached home set within a popular residential area of Stourport-on-Severn, offering spacious and versatile accommodation extending to approximately 1,124 sq. ft., with a conservatory, garage, driveway parking and an attractive low-maintenance rear garden. The property is ideally placed for local amenities, nearby schools and green spaces, including Burlish Top Nature Reserve, making it a superb choice for a range of buyers.

- Family home, close to schools and nature reserve
- Substantial Driveway
- First Time Buyer Potential
- Manageable Garden



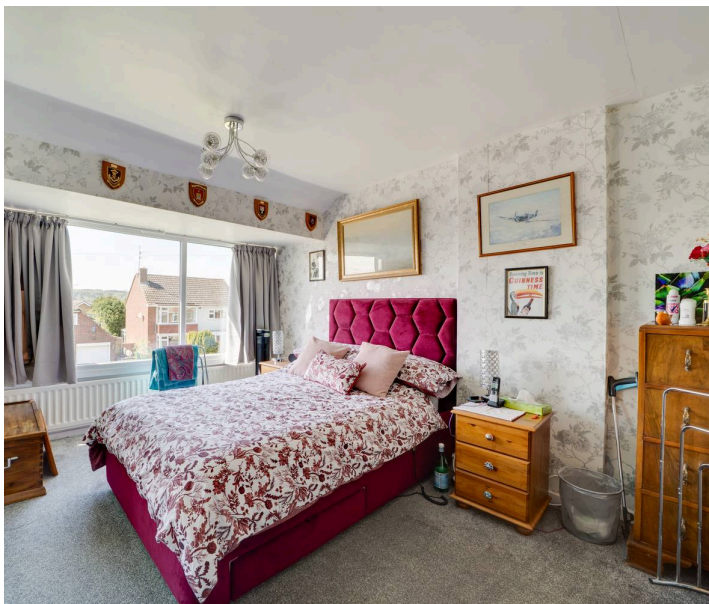


The property is approached via a neat lawned frontage, with a driveway providing off-road parking and access to the garage. A porch leads into the entrance hall, from which the accommodation opens into a generous living room positioned to the front of the home. This comfortable reception space is complemented by a separate dining room to the rear, creating an excellent layout for family life, entertaining and everyday living.

Beyond the dining room, a conservatory enjoys a pleasant outlook over the garden and provides a further reception area, ideal as a relaxed sitting space, playroom or garden room. The kitchen is fitted with a range of cream units, work surfaces and integrated appliances, with a useful adjoining utility room adding further practicality.

To the first floor, there are three bedrooms, including two well-proportioned double bedrooms and a third single bedroom, served by a shower room. Bedroom one benefits from fitted mirrored wardrobes, while the overall layout offers comfortable accommodation for all.

Externally, the rear garden is an appealing feature of the property, designed for ease of maintenance with artificial lawn, established planting, fenced boundaries and a raised decked area adjoining the conservatory, ideal for outdoor seating and summer dining. The garage provides useful storage and further flexibility.





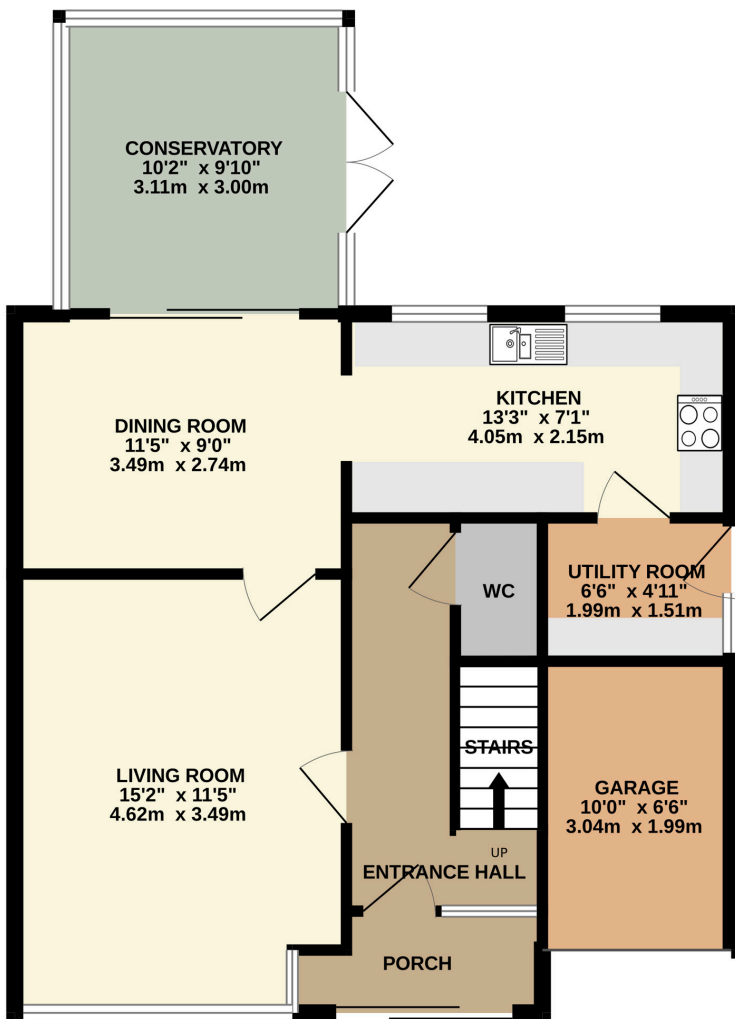
Claerwen Avenue is well placed for local amenities, with Stourport-on-Severn offering a good range of shops, supermarkets, cafés, leisure facilities and riverside walks. The town is renowned for its attractive canal basins and access to the River Severn, while nearby Kidderminster provides further shopping, schooling and transport links.

The property is also conveniently positioned for local schooling, with a number of primary schools and The Stourport High School and Sixth Form College serving the town. Burlish Park Primary School is situated within the wider Burlish area, making the location particularly appealing for families seeking access to education nearby.

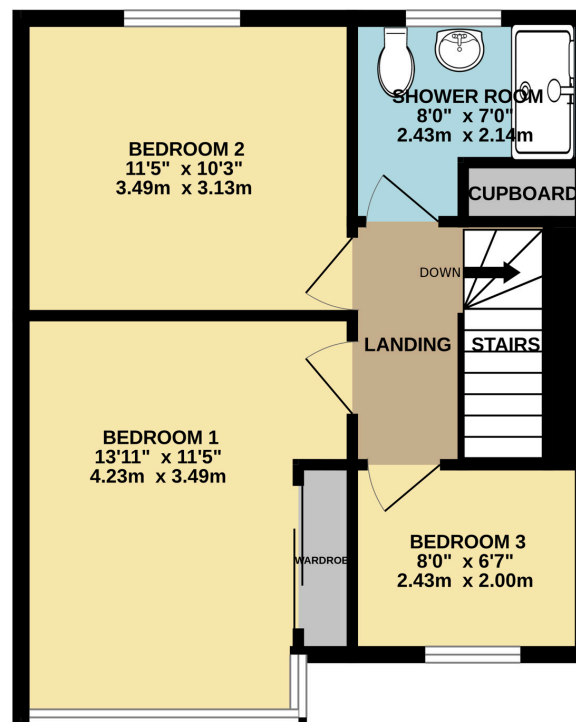
For those who enjoy the outdoors, Burlish Top Local Nature Reserve is a notable nearby attraction. Located between Stourport-on-Severn and Kidderminster, it offers open green space, walking routes and opportunities for dog walking, cycling and enjoying the surrounding countryside. Burlish Meadows Conservation Area is also close by, further enhancing the appeal of the setting for those seeking access to nature and recreational space.



GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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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