



25 Abberley Avenue

Stourport-on-Severn, DY13 0LZ

Andrew Grant

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4 Bedrooms 1 Bathroom 2 Reception Rooms

A beautifully presented detached home with versatile accommodation, extensive parking and a particularly generous corner plot.

- A well appointed four bedroom detached home offering generous accommodation across two floors, complemented by an attached garage and substantial outside space.
- The living room connects directly with the conservatory, creating an inviting arrangement for everyday relaxation and larger social occasions.
- Four first floor bedrooms provide flexible accommodation for family members and guests, supported by a bathroom and separate WC.
- A wraparound garden extends around the side and rear, combining established planting, lawned areas and several places for outdoor relaxation.
- Extensive off road parking occupies the frontage and continues alongside the home, leading to the attached single garage.
- Stourport-on-Severn offers a well established setting with everyday amenities, schools and transport connections available within the surrounding area.

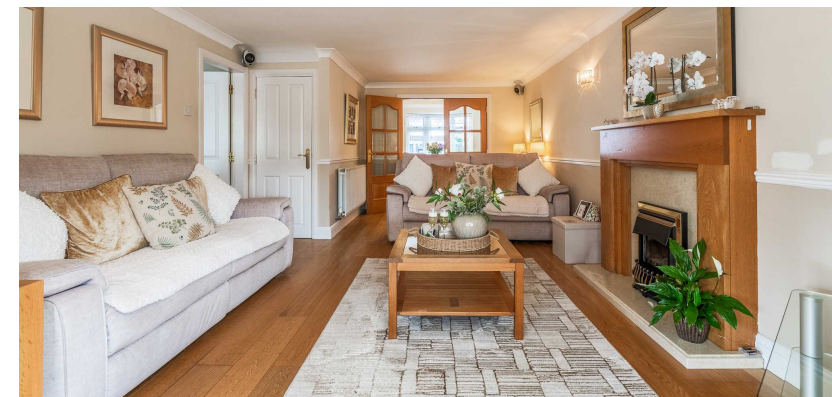
1413 sq ft (131.3 sq m)





The living room

Forming the principal setting for relaxation, this generously proportioned room extends through much of the ground floor. A fireplace creates a central focal point, while glazed double doors open directly into the conservatory. The elongated arrangement provides ample space for comfortable seating and supports an easy connection between the main reception area and the garden-facing accommodation.





The kitchen

Arranged as a practical workspace, the kitchen features cabinetry and work surfaces along both sides and a large range cooker. Integrated fridge freezer, extractor hood, dishwasher and a sink further support everyday use, while an opening at the rear connects directly with the conservatory. A separate door provides access to the living room.





The dining room

Providing a dedicated setting for shared meals and entertaining, the dining room occupies the front of the ground floor. A broad bay window forms its defining architectural feature, while the proportions readily accommodate a substantial dining table. Direct access to the living room and proximity to the kitchen create a convenient arrangement for both daily dining and larger gatherings.





The conservatory

Extending across the rear of the home, the conservatory creates a substantial additional living space with direct connections to both the living room and kitchen. Its glazed elevations and pitched roof establish a strong relationship with the garden, while double doors open outside. The generous proportions allow distinct areas for relaxation and dining within one adaptable setting.







The primary bedroom

Offering comfortable proportions for use as the principal bedroom, this double room forms part of the first floor accommodation. A broad window overlooks the frontage, while built-in storage provides useful space without encroaching on the main floor area. The room accommodates a double bed with additional space for further bedroom furniture.



The second bedroom

Providing further double accommodation, the second bedroom offers a comfortable setting for a family member or overnight guest. Its generous proportions allow ample room for a bed and accompanying furniture, while a built-in wardrobe provides useful storage. A wide window extends across the front elevation, completing this well-proportioned room.





The third bedroom

Adding flexibility to the first floor, the third bedroom is well suited as a further family or guest bedroom. Built-in cupboards provide useful storage and help make effective use of the space. Positioned close to the bathroom and separate WC, the room complements the larger bedrooms and supports changing household requirements.



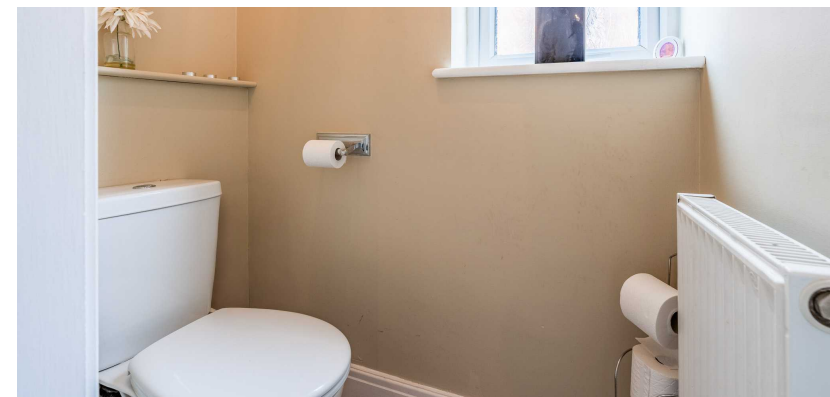
The fourth bedroom

Completing the bedroom accommodation, the fourth bedroom provides a further single room. A window is positioned along the rear elevation, allowing plenty of natural light.



The bathroom and wc

Serving the four bedrooms, the family bathroom includes a bath with shower above, a wash basin and a WC. A separate adjoining WC adds practical convenience for a busy household, allowing both facilities to be used independently. Windows provide ventilation to each space and complete this clearly arranged part of the first floor.





The seating areas

Several dedicated seating areas create inviting settings for outdoor relaxation and entertaining. A spacious deck adjoins the conservatory, while a covered timber structure provides a more sheltered place to gather within the garden. These distinct areas are connected by the surrounding lawn and planting, allowing different parts of the plot to be enjoyed throughout suitable weather.





The garden

Wrapping around the side and rear of the home, the garden forms a particularly generous feature of the corner plot. Established borders, mature shrubs and areas of lawn bring structure to the grounds, while the conservatory opens directly onto the principal outdoor space. Fencing and planting define the perimeter and provide an attractive backdrop throughout.







The driveway and parking

Extensive off road parking extends across the frontage and alongside the home, providing space for several vehicles. The broad driveway leads directly to the attached single garage, which also connects internally with the ground floor accommodation. A low brick wall, established hedge and planted frontage define the approach from the road.



Location

Stourport-on-Severn is an established Worcestershire town offering a broad range of amenities for everyday needs. Local shops, leisure facilities and places to eat can be found within the wider area, while schooling is available for different age groups. Road connections provide access to neighbouring towns and employment centres, making the setting practical for commuters and families alike. The town is known for its riverside surroundings and offers opportunities for walking and recreation. Abberley Avenue occupies a residential position within this well connected community, combining access to local facilities with the comforts of an established neighbourhood.

Services

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

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 (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.



Abberley Avenue, Stourport-on-Severn, DY13

Approximate Area = 1283 sq ft / 119.2 sq m

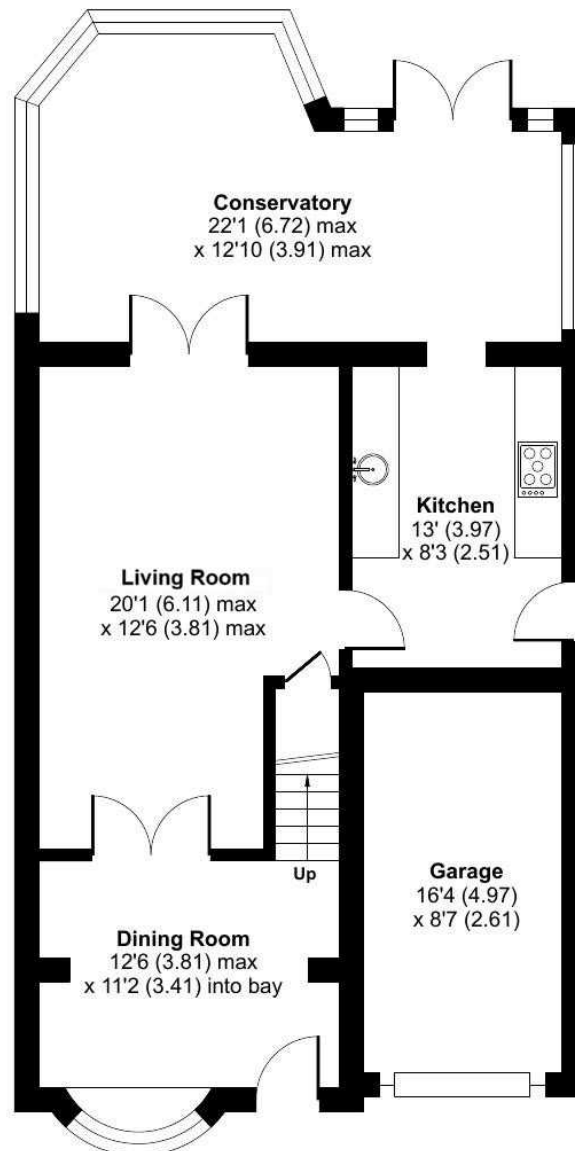
Garage = 130 sq ft / 12.1 sq m

Total = 1413 sq ft / 131.3 sq m

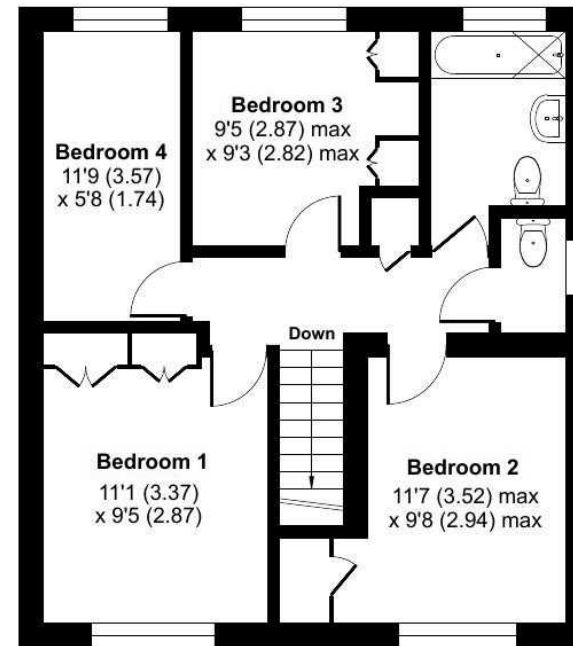
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	70 C
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Andrew Grant. REF: 1513055



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