



106 Stanklyn Lane

Stone, DY10 4AP

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

Semi-detached home with scope for modernisation, extensive gardens and a long drive in a desirable village setting

- A three bedroom village home with two reception rooms and a modern kitchen
- Central living room with fireplace and patio doors to the terrace
- Generous rear garden with mature trees, planting and a paved patio
- Long driveway offering plentiful parking, with a feature pond within the front garden and access to the garden beyond.
- Quiet semi rural position convenient for Kidderminster, Bromsgrove and Worcester

This semi detached village home offers three bedrooms, two reception rooms and a modern kitchen, together with generous front and rear gardens. The layout is well suited to family life, with a comfortable living room opening onto a paved terrace, a separate dining room and a convenient ground floor cloakroom. Upstairs are three bedrooms and a contemporary shower room. A long driveway provides parking and the expansive garden offers an inviting outdoor space. The property requires updating, presenting an excellent opportunity to personalise and add value.

1088 sq ft (101.1 sq m)





The kitchen

Designed for everyday cooking and convenience, the kitchen features a comprehensive range of wall and base cabinets with a built-in oven and hob set beneath tiled splashbacks. A stainless steel sink sits beneath a window overlooking the garden and a door opens onto the terrace for easy access outside. There is plenty of work surface space and room for appliances, with a practical layout linking to the dining room and living room. Just off the kitchen is a convenient ground floor cloakroom, adding practicality for everyday family living and guests.





The living room

Providing a welcoming setting for relaxation and entertaining, the living room centres around a fireplace set into a chimney breast with a simple surround. Glazed sliding doors open directly onto the paved terrace, encouraging indoor and outdoor living. The room connects to both the hall and kitchen, ensuring an easy flow through the home and space for family seating and dining.





The dining room

Ideal for family meals or entertaining friends, the dining room offers a dedicated space. A front-facing window looks out to the garden, while an internal door links to the hall for convenient access. The proportioned room comfortably accommodates a dining table and chairs, making it a versatile area for both formal and casual occasions.





The primary bedroom

Occupying a generous section of the first floor, the primary bedroom provides ample space for a large bed and storage. A feature chimney breast adds character, and there is a window with views across the lane towards the village. The room's layout offers flexibility for wardrobes or dressing furniture and forms a calm retreat away from the living areas.



The second bedroom

This good-sized bedroom enjoys a sloping ceiling that creates a cosy feel. A window frames a pleasant view over the surrounding countryside, and there is ample room for a double bed and additional furnishings. It would suit guests, children or home office use, with a layout that allows for flexibility.



The third bedroom

The third bedroom makes an ideal nursery, child's room or study. Its pitched ceiling adds character and a window looks out to the front of the property. The room is capable of accommodating a double bed if required, while also offering flexibility for a desk and storage, making it suitable for a variety of needs.



The bathroom

Serving the first floor, the family bathroom is fitted with a contemporary white suite. A walk-in shower with glazed screen sits alongside a low level WC and a wash hand basin set into vanity storage. Mosaic floor tiles and ceramic wall tiling create a practical finish, and an obscure glazed window allows for natural ventilation and privacy.



The terrace and garden

Created for outdoor living, the paved terrace spans the rear of the home and is accessed from both the kitchen and living room. Beyond, the expansive garden stretches away with lawns, mature trees, shrubs and established planting that provide a sense of seclusion, backing directly onto open fields. A pathway leads through the greenery, and there is a greenhouse for keen gardeners together with ample space for recreation and cultivation.



The driveway and parking

Approached from Stanklyn Lane, the long driveway sweeps past a lawn with planted borders to provide extensive parking for several vehicles. The tarmac surface is edged with mature hedging and shrubs for privacy and continues alongside the home towards the garden. This generous parking area enhances the practicality of the property and gives easy access to both the front door and rear garden.

Location

Positioned along Stanklyn Lane in the sought after village of Stone, the home enjoys a semi rural outlook surrounded by Worcestershire countryside. Everyday amenities are within easy reach, while the nearby market town of Kidderminster offers extensive shopping, leisure and educational facilities together with mainline rail services to Birmingham and Worcester. The villages of Chaddesley Corbett, Blakedown and Hagley provide popular pubs, independent shops and further amenities. For commuters, the A448 connects to Bromsgrove, Worcester and the motorway network. The area is well known for its walks, bridleways and rural views, offering a balanced village lifestyle.

Services

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

Broadband Speed: Superfast broadband available. Download speeds up to 80 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

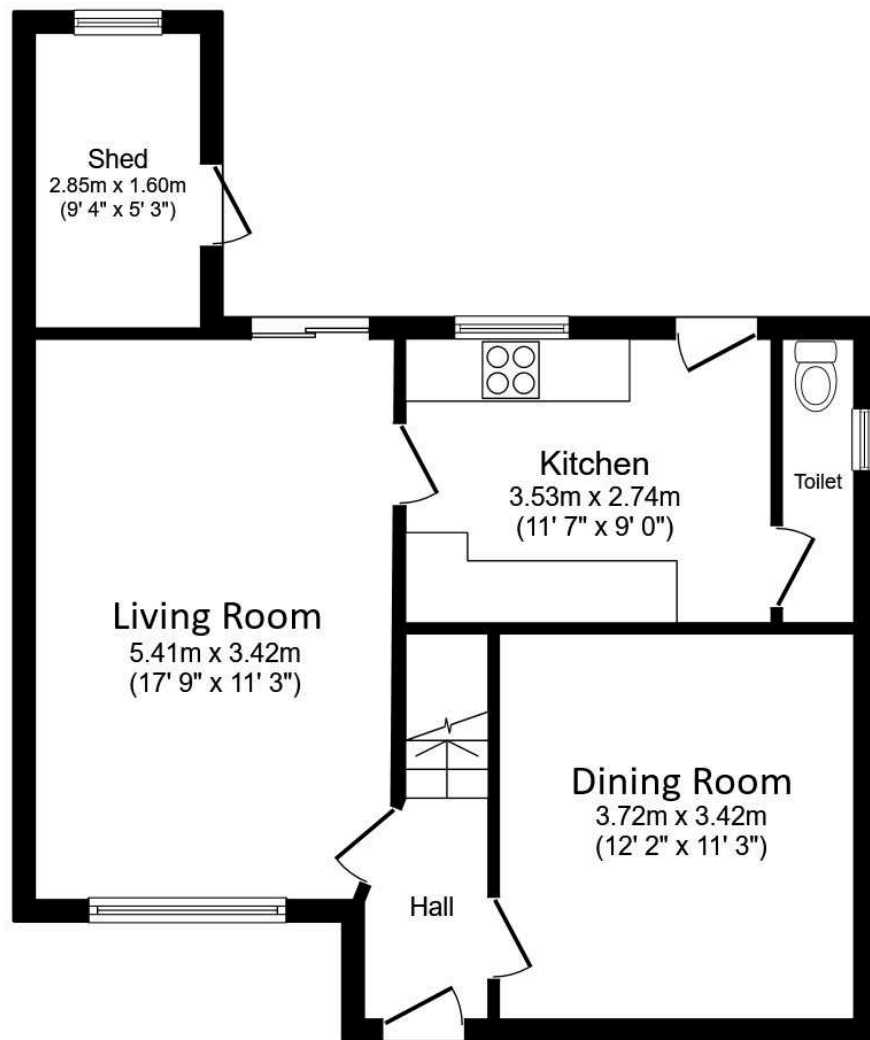
Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

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.

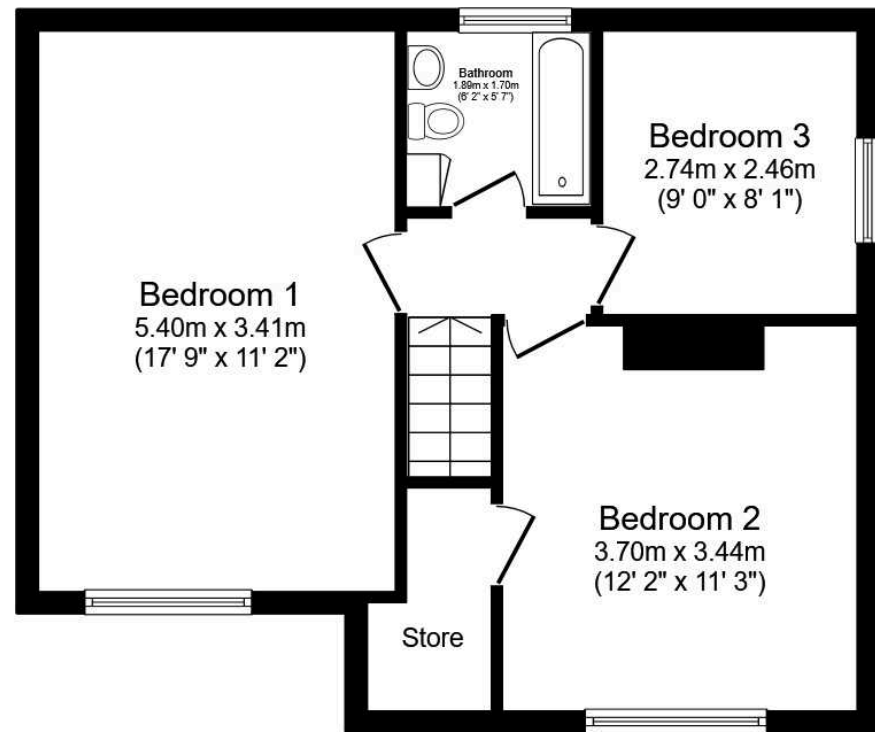
Council Tax

The Council Tax for this property is Band C.





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	65 D
39-54	E		
21-38	F		
1-20	G		

Total floor area: 101.1 sq.m. (1,088 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



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