



145 Abberley Avenue

Stourport-on-Severn, DY13 0LU

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

A thoughtfully upgraded three bedroom home offering modern accommodation, a tiered rear garden, driveway and garage.

- Improved throughout following an extensive programme of refurbishment, including new windows and doors, rewiring, replumbing, plastering, decoration, a new kitchen and bathroom.
- An open plan living and dining room provides generous everyday accommodation, with distinct areas for relaxing and dining alongside direct access to the rear garden.
- Three bedrooms and a family bathroom occupy the first floor, with the well proportioned primary bedroom enhanced by the addition of fitted wardrobes.
- The tiered rear garden combines a paved patio with steps leading to the lawn, creating separate spaces for outdoor seating, recreation and planting.
- A driveway provides off road parking at the front of the property and leads to the adjoining garage, offering further practical storage or vehicle space.
- Abberley Avenue occupies an established residential setting in Stourport-on-Severn, conveniently placed for everyday amenities, schooling and transport connections throughout the surrounding area.

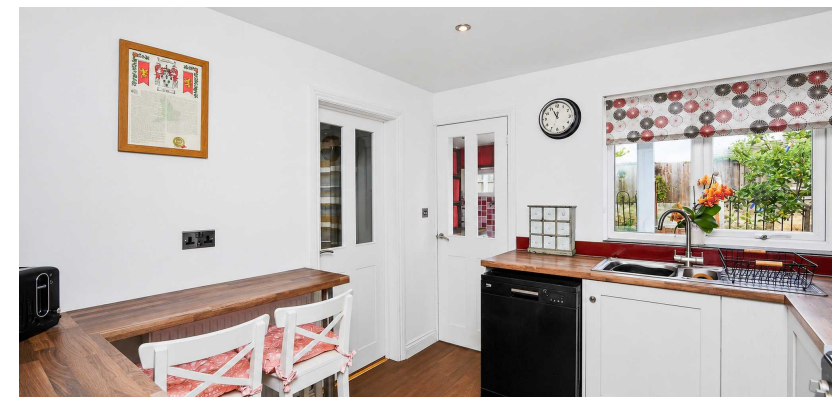
1066 sq ft (99.1 sq m)





The kitchen

The kitchen provides a practical setting for preparing meals and connects directly with the dining area. A range of cabinets are complemented by work surfaces, tiled splashbacks and space for the necessary appliances. A breakfast bar creates an informal seating area, while a doorway leads through to the utility.





The living area

The living area forms a comfortable place to relax within the open plan reception room. A fireplace creates a clear focal point, with the proportions allowing ample space for seating. Its open connection with the dining area gives the room a sociable arrangement suited to both everyday life and entertaining.





The dining area

The dining area extends naturally from the living space and provides a well proportioned setting for shared meals. Glazed double doors open directly onto the rear patio, strengthening the connection with the garden. Its position beside the kitchen supports convenient day to day use while maintaining an open relationship with the principal reception area.





The utility

The utility has been created from the former rear store, adding a useful separate area alongside the kitchen. Its compact arrangement provides additional space for household tasks and appliances, helping to keep these functions away from the main cooking area. Windows provide an outlook towards the rear and side of the home.



The hallway and cloakroom

The hallway provides an inviting route through the ground floor, with the staircase rising to the first floor and access leading into the principal living spaces. Converted from an understairs cupboard, the cloakroom is fitted with a wash basin and WC, adding valuable convenience for residents and guests.





The primary bedroom

The primary bedroom offers generous proportions for a comfortable main sleeping space. Fitted wardrobes provide useful clothes storage without compromising the main floor area. A broad window overlooks the rear garden, while the room's dimensions allow flexibility when arranging additional bedroom furniture.





The second bedroom

The second bedroom is another well proportioned double room, offering flexibility for family members or guests. Its straightforward layout provides ample space for a bed and accompanying furniture, while the front facing window creates a pleasant outlook across the residential surroundings.



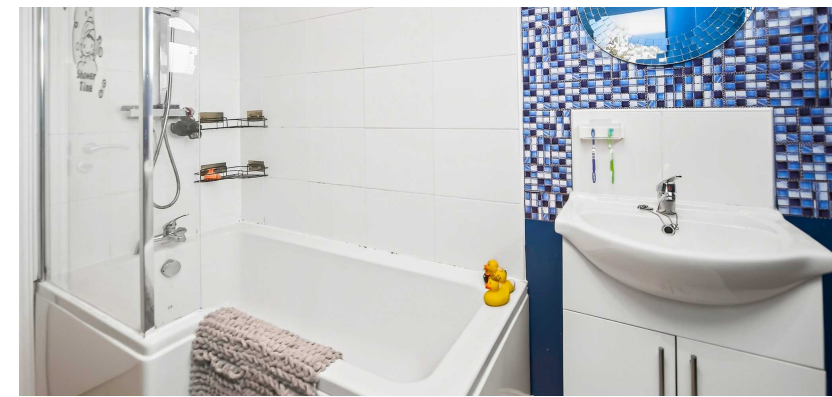
The third bedroom

The third bedroom provides a versatile space that could serve as a child's room, nursery or home office. A front facing window and practical proportions support a range of possible arrangements, making the room adaptable as household requirements change.



The family bathroom

The family bathroom has been renewed to create a practical and well appointed space. A bath with a shower above and glazed screen is accompanied by a wash basin and WC. Wall tiling around the bathing area supports everyday use, while a window provides ventilation.





The garden

The garden has been thoughtfully tiered to create distinct outdoor areas. A paved patio adjoining the home offers space for seating, with steps rising to a lawn suitable for recreation and gardening. Established boundary fencing encloses the space, while planted beds and young trees introduce further interest.





The driveway and parking

The frontage provides off road parking on a driveway leading to the adjoining garage. This arrangement offers convenient vehicle space alongside additional storage within the garage. A low boundary railing separates the front garden from the pavement, with the entrance porch providing a clear approach to the home.

Location

Abberley Avenue occupies an established residential setting within Stourport-on-Severn. The town provides a useful selection of shops, services and everyday amenities, together with schooling for different age groups and opportunities for leisure and recreation. Stourport-on-Severn is known for its riverside surroundings and offers access to the wider Worcestershire countryside. Road connections place neighbouring towns and employment centres within reach, while local public transport supports travel throughout the surrounding area. The location combines the convenience of town amenities with access to outdoor spaces, making it well suited to a range of households.

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).

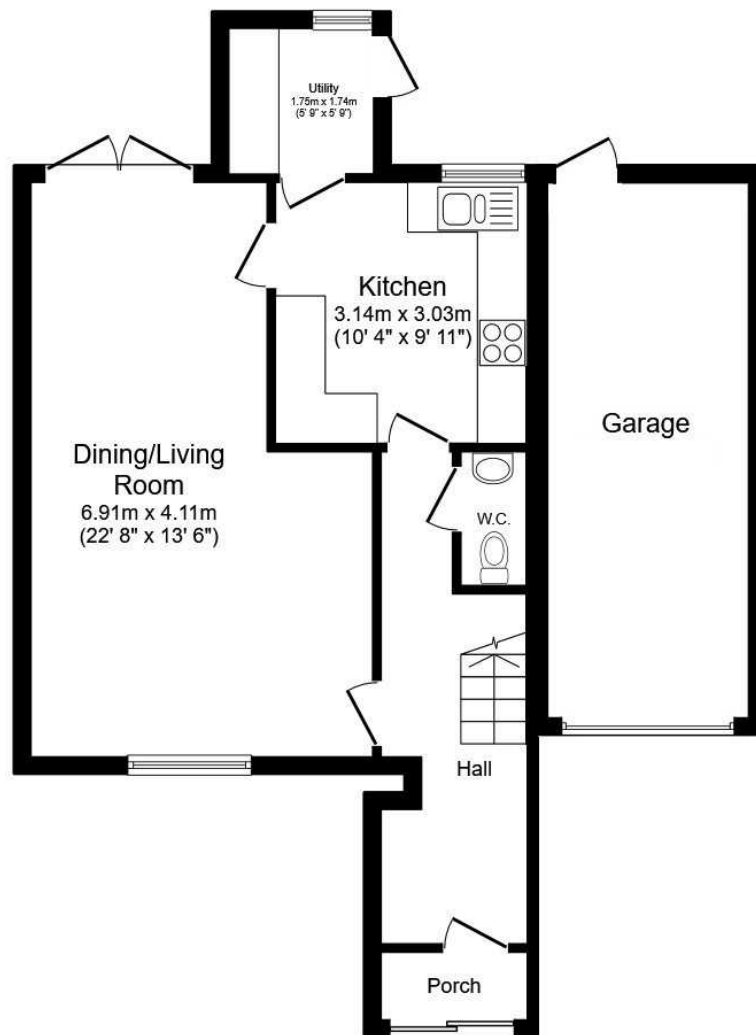
Mobile Coverage: Likely available from Vodafone, Three, O2 and EE (source: Ofcom checker).

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.

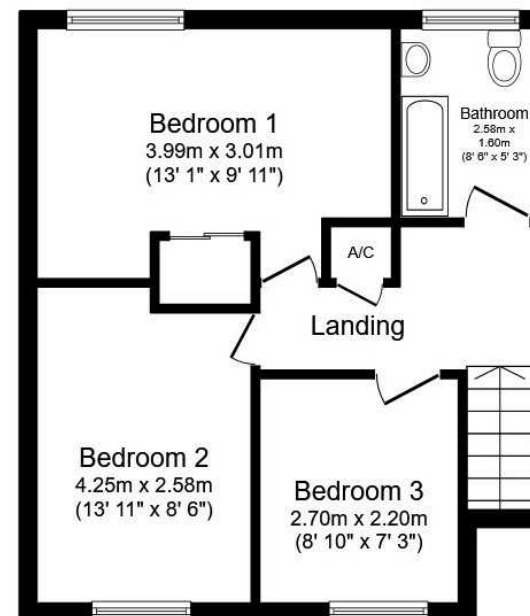
Council Tax

The Council Tax for this property is Band C.

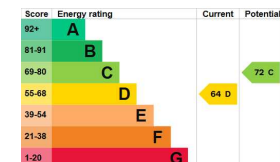




Ground Floor



First Floor



Total floor area 99.1 sq.m. (1,066 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com