



Kennford The Pearls, Dunley Stourport-On-Severn DY13 0TT

welcome to

Kennford The Pearls, Dunley Stourport-On-Severn

The Kennford - A Stunning Four Bedroom Detached Family Home @The Pearls >> A Superb Selection of 2, 3 & 4 Bedroom Homes in a Beautiful Location >> Home to sell? Move with Part Exchange * 5% Deposit boost Available * Homes Ready to Move Into. CALL US NOW TO BOOK YOUR VIEWING

Location

A fantastic location - A breath of fresh air can be found in Stourport which, engrained in heritage, showcases restored canal basins and wonderful scenery. Commuting is easy with the A449 in close proximity, meaning travel to Kidderminster and Worcester is accessible. On the doorstep, you'll find a wealth of retail options, restaurants, cafes, and attractions for entertainment on evenings and weekends.

Highly-rated school options are close by, including St Bartholomew's C of E Primary School and Nursery less than a mile from the development. For older children, Stourport High School and Sixth Form College is also a short distance away.

Ground Floor

Kitchen/Dining Room

19' 5" x 9' 11" (5.92m x 3.02m)

Lounge

15' x 11' 5" (4.57m x 3.48m)

Utility

5' 5" x 5' 3" (1.65m x 1.60m)

WC

5' 3" x 3' (1.60m x 0.91m)

First Floor

Bedroom One

12' 8" x 11' 5" (3.86m x 3.48m)

En-Suite

7' 9" x 4' 2" (2.36m x 1.27m)

Bedroom Two

12' 5" x 8' 2" (3.78m x 2.49m)

Bedroom Three

12' 10" x 10' 2" (3.91m x 3.10m)

Bedroom Four

12' 3" x 9' 9" (3.73m x 2.97m)

Bathroom

7' 2" x 6' 5" (2.18m x 1.96m)

Energy-Efficient By Design

It's comforting to know that, thanks to advanced systems and smart technologies, every brand-new Barratt home at The Pearls is built to be energy efficient. According to the HBF data a brand-new home could be cheaper to run than an older home, meaning you could reduce your running costs^

Whatever your lifestyle, you'll feel home at The Pearls with bright, open layouts and innovative design.

Smarter Design As Standard

With plenty of clever storage solutions and space for wardrobes designed into every bedroom, you can experience the freedom of cluttering-free living when you choose one of our brand-new homes. Barratt Homes consider the details when designing each of their homes. From well-placed sockets, switches and TV points, to plenty of space for your furniture, they are thoughtfully designed to make your day-to-day living easier.

The designs make home life practical and comfortable with rooms cleverly laid out to give you flexible multi-purpose spaces which link seamlessly with your outside space.

Barratt Homes design the developments to fit in with the local area, enhance the surroundings and meet the needs of the community.

You'll find all our developments easy to get around with plenty of walking and cycle paths so you and your family can stay active.

Please Note

Please note that all images are for illustrative purposes only. Final elevations of the property purchased may differ from those shown. Images include optional upgrades at additional cost. Offers & Incentives are subject to developer T&C's

and can be withdrawn at any time*

Estate Charge

£182.56 per annum



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- Stunning 2, 3 & 4 Bedroom Homes
- Home to sell? Move with Part Exchange*
- 5% Deposit boost Available
- Homes Ready to Move Into
- Scenic Location in the Wyre Forest District

Tenure: Freehold EPC Rating: Exempt

£404,000



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Property Ref:
KMS115547 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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