



Connells

Hardcastle Villas
Stourport-On-Severn

Hardcastle Villas

Stourport-On-Severn DY13 9PA

for sale
£340,000



Property Description

OFFERING WITH NO UPWARD CHAIN!

Situated in the highly sought-after Hardcastle Villas development on Worcester Road, this deceptively spacious Victorian four-bedroom family home offers versatile accommodation arranged over three floors, perfectly suited to modern family living. To the front of the property is a generous lounge. Positioned centrally is a separate dining room, ideal for family meals and formal occasions, while to the rear lies the true heart of the home – a stunning modern fitted kitchen featuring a central island. A useful utility room provides additional storage and laundry facilities, with a convenient ground floor WC located off.

The first floor offers two particularly spacious double bedrooms alongside a well-appointed family bathroom. Stairs rise to the second floor where two further bedrooms provide flexible accommodation, ideal for growing families, guests, home working or hobby rooms.

Externally, the rear garden has been thoughtfully arranged to create a wonderful outdoor space. The property is well placed for access to a number of highly regarded schools, including primary and secondary education options within Stourport-on-Severn, making it an excellent choice for families.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Front Elevation

Block paved driveway to the front with a step up to the door. Additional parking located opposite the property - ask agent for further details.

Entrance Hall

Spacious and welcoming hallway offering laminate flooring, panelled walls, ceiling light point, a radiator and stairs up to the first floor.

Lounge

Stunning front lounge boasting an original feature fire with surround and tiled hearth, laminate flooring, ceiling light point, a radiator and a double glazed bay window to the front.

Dining Room / Sitting Room

At the heart of the home providing a fantastic dining area for entertaining guests and family mealtimes. Offering laminate flooring, ceiling light point, a radiator and built-in storage.

Kitchen

Incredible kitchen space boasting a range of wall and base units, ample work surface space and a central island with additional cupboards and seating space. Inset porcelain sink unit, integrated dishwasher, and space for a double oven and fridge freezer. Laminate flooring, partially tiled walls, ceiling spotlights, a radiator, a double glazed window to the rear and two ceiling skylights.

Utility Room

Great space to keep laundry separate from the main kitchen, with space for a washing machine and tumble dryer. Laminate flooring, ceiling light point and a door to the side.

Wc

Comprising a wash hand basin and low flush WC. Laminate flooring, ceiling light point and a radiator.

First Floor Landing

Stairs up from the entrance hall onto the first floor landing with fitted carpet, ceiling light point and a radiator.

Bedroom One

Spacious kingsize bedroom offering built-in storage, fitted carpet, ceiling light point, a radiator and a window to the front.

Bedroom Two

Second double bedroom boasting fitted carpet, ceiling light point, a radiator and a window to the rear with stunning field views.

Bathroom

White suite comprising a wash hand basin, WC and a panelled bathtub with a shower over. Built-in boiler cupboard, partially tiled walls, lino flooring, ceiling light point and a frosted window to the side.

Second Floor

Bedroom Three

Double bedroom offering fitted carpet, ceiling light point, a radiator and a double glazed window to the rear with stunning field views.

Bedroom Four

Double bedroom offering fitted carpet, ceiling light point, a radiator, a double glazed window to the front and a skylight.

Outside

Rear Garden

The rear garden has been thoughtfully arranged offering a paved patio area complemented by a raised planter and a generous lawn beyond, offering plenty of space for children and keen gardeners to enjoy. The wooden shed provides ample storage.









Total floor area 147.1 m² (1,583 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



To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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