



39 Dunley Road, Stourport-on-Seven, Worcestershire

G HERBERT
BANKS

EST. 1898

39 Dunley Road
Stourport-on-Severn
Worcestershire
DY13 0AY

A superb 1930s family home in a desirable area close to open countryside.

Oak porch, reception hall, cloakroom, dining room, lounge, breakfast kitchen, 3 double bedrooms, en-suite cloakroom, family bathroom.

Garage, In all about 1157 sq.ft. Block paved driveway, lovely sunny rear garden.

Situation

39 Dunley Road is situated in a sought-after area on the outskirts of the riverside town of Stourport. The town provides an extensive range of retail, dining and social amenities together with both junior and senior schools. There are a number of wonderful riverside/canal walks. A further range of amenities can be found in the cathedral city of Worcester, the vibrant riverside town of Bewdley, Kidderminster and Birmingham.

There is good commuting via junctions 5 and 6 of the M5 at Wychbold and North Worcester. Kidderminster has a direct rail link to Worcester, Birmingham and London.

Description

This is a very appealing and welcoming traditional family home with well-presented double-glazed accommodation. It is approached by an attractive oak framed porch leading to a reception hall with cloakroom.

Leading off, is the dining room and separate lounge. This is a lovely room with a feature corner fireplace in tiled surround with timber lintel and electric fire, a bay

window has twin double glazed doors leading to the garden.

The breakfast kitchen is fitted with a range of wall and floor mounted cabinets, breakfast bar, Leisure electric oven with extractor over, Smeg dishwasher, Indesit fridge, plumbing for washing machine and door to exterior.

A timber staircase rises to the first-floor central landing and 3 double bedrooms, 2 with fitted furniture. The master has an en-suite cloakroom with white heritage suite. Excellent house bathroom, well-appointed with white suite, including a shower over the bath, chrome heated towel rail.



Outside

39 Dunley Road is approached over a block paved driveway with stone walling.

Garage with timber doors, power and lighting.

Dual side gated access to the rear garden. This is a bright and sunny garden with a fine southerly aspect. It is fully enclosed and has an initial wide sun terrace, attractive level lawn, stocked borders and a useful timber garden shed.

There is scope to extend the house, subject to any planning consents.

GENERAL INFORMATION

Services

Mains electricity, gas, water and drainage. The Worcester gas boiler is situated in the kitchen.

Local Authority

Wyre Forest District Council Tel: 01562 732928

EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting www.gov.uk/find-energy-certificate.

The EPC was carried out in May 2023 with a rating 61/D; potential 78/C.

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

Directions

Leave Stourport via Bridge Street crossing the river bridge on the A451 (Dunley Road) Proceed for approximately $\frac{3}{4}$ of a mile and the property will be located on the left-hand side just after the turning to Heightington place as identified by the Agents for sale board.

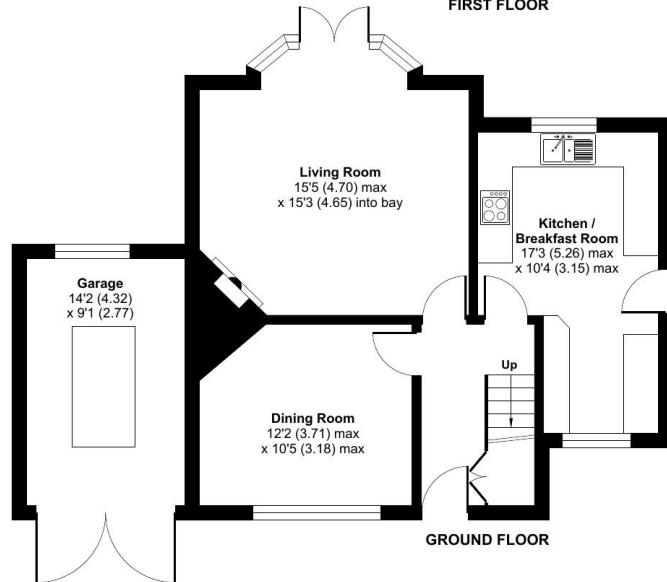
Dunley Road, Stourport-on-Severn, DY13

Approximate Area = 1157 sq ft / 107.4 sq m
 Garage = 129 sq ft / 11.9 sq m
 Total = 1286 sq ft / 119.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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