



56 Dunley Road, Stourport-on-Severn, Worcestershire

G HERBERT  
BANKS

EST. 1898

56 Dunley Road  
Stourport-on-Severn  
Worcestershire  
DY13 0AX

An excellent family home with wonderful views.

Much favoured location adjacent to open countryside.

Reception Hall, Large Lounge, Conservatory, Study, Generous Dining Kitchen, Double Bedroom, 4 First Floor Bedrooms, Shower Room, Bathroom

In all about 2029 sq.ft

Parking, Sizeable Gardens with Bar. Outbuilding and Swimming Pool for Refurbishment.

As a whole around 0.32 of an acre.

## Situation

56 Dunley Road is approached off a slip road leading from the main road. There is an expansive wildflower grassed area with small pond adjoining the slip road. There are striking rear views over a small undulating valley.

56 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

A most appealing family home with generous and flexible double-glazed accommodation. The house is approached by a reception hall with timber laminate floor and cloakroom off. Large lounge with bay window to the rear enjoying fabulous views. A sliding door leads to the spacious conservatory.

The splendid living space includes a very useful two-tier study and ground floor bedroom. Generous kitchen and dining room with extensive range of cabinets, island unit with granite, Favel gas and electric range cooker and ceiling spotlights. The dining room has a vaulted ceiling with spotlighting, plumbing for washing machine and sliding double glazed door to the rear.



A central landing leads to the 4 first floor bedrooms including the superb master with gorgeous views. Several of the bedrooms have fitted wardrobes. Family bathroom and separate shower room.

## Outside

Tarmac parking and lawned garden and useful side storage area

Very social rear garden with feature bar, BBQ area, rear timber deck, expansive lawn, gravel area and pond. The whole is well enclosed by timber fencing and

mixed hedging. Small cluster of trees. Swimming pool needing extensive refurbishment/ renovation being enclosed by metal rail fencing.

## GENERAL INFORMATION

### Services

Mains electricity, gas, water and drainage. Worcester gas fired central heating boiler.

### 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](http://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

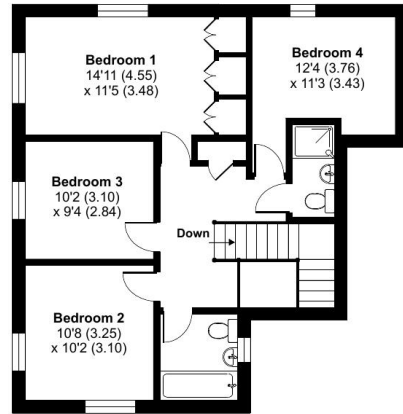
Leave Stourport via Bridge Street crossing the river bridge on the A451 (Dunley Road) Proceed for approximately  $\frac{3}{4}$  of a mile and the property will be located on the left-hand side just after the turning to Heightington place as identified by the Agents for sale board.

Sales particulars produced July 2023

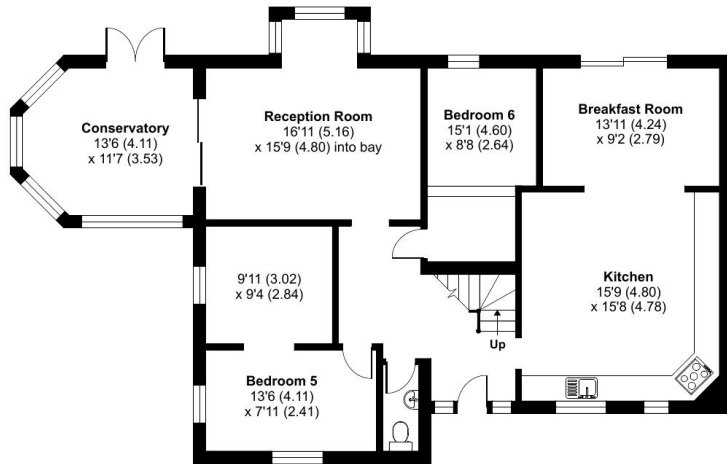
# Dunley Road, Stourport-on-Severn, DY13

Approximate Area = 2029 sq ft / 188.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



# G HERBERT BANKS

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 Great Witley, Worcestershire WR6 6JB



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