



12 Bower Hill Drive, Stourport-on-Severn DY13 0AN

G HERBERT
BANKS

EST. 1898

12 Bower Hill Drive
Stourport-on-Severn
Worcestershire
DY13 0AN

A well-positioned detached bungalow at the head of a cul-de-sac.

Desirable residential area close to a range of amenities and open countryside.

In need of modernisation yet offering great potential.

Entrance Porch, Reception Hall, Large through Lounge, Dining Room, Kitchen.

3 Bedrooms, En-suite Cloakroom, Bathroom, Separate W.C.

In All About 1408 sq ft

Detached single garage, wrap around lawned gardens set in about 0.32 of an acre.

Situation

12 Bower Hill Drive is situated in a much favoured on the southwestern outskirts of Stourport-on-Severn. Arley Kings has the fine historic St Bartholomew principally red sandstone church. A local co-op store with post office and pharmacy.

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.

Description

A most appealing mellow brick detached bungalow in a spacious plot. There is generous 3-bedroom accommodation inviting improvement with partially double-glazing and gas central heating.

A small entrance porch leads directly to a spacious reception hall and inner hallway with airing cupboard. There is an excellent size triple aspect lounge with stone fireplace and gas fire. Beyond this is a well-proportioned dining room with sliding door to outside.

The kitchen has a range of timber fronted cupboards with working surfaces over, freestanding gas cooker, gas fired boiler, plumbing for a washing machine and door to the outside.

An inner hall serves the 3 bedrooms, the excellent size master having a range of hanging and shelved wardrobe cupboards and en-suite cloakroom. Family shower room and further W.C.

Outside

As mentioned earlier this is a very pleasant position at the end of a popular cul-de-sac. There is a concrete drive approach leading to a single detached garage.

A very welcoming feature is the large plot with wrap around lawned gardens, a central front path and several paved tiled patios. The bungalow is well screened to the rear with mature laurel hedging and fir trees enhancing its privacy.

GENERAL INFORMATION

Agent's Note

In the event that a successful planning approval is obtained for the construction of one or more additional dwellings on the property, this will trigger and overage/uplift on the property for a period of 20 years from the consent to uplift, being 30% of any enhanced value.

This uplift would not be triggered if the existing dwelling was to be extended.

Services

Mains water, electricity, gas and drainage. Gas fired central heating.

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 November 2023 with a rating 65/D; potential 82/B.

Local Authority

Wyre Forest District Council Tel: 01562 732928

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.

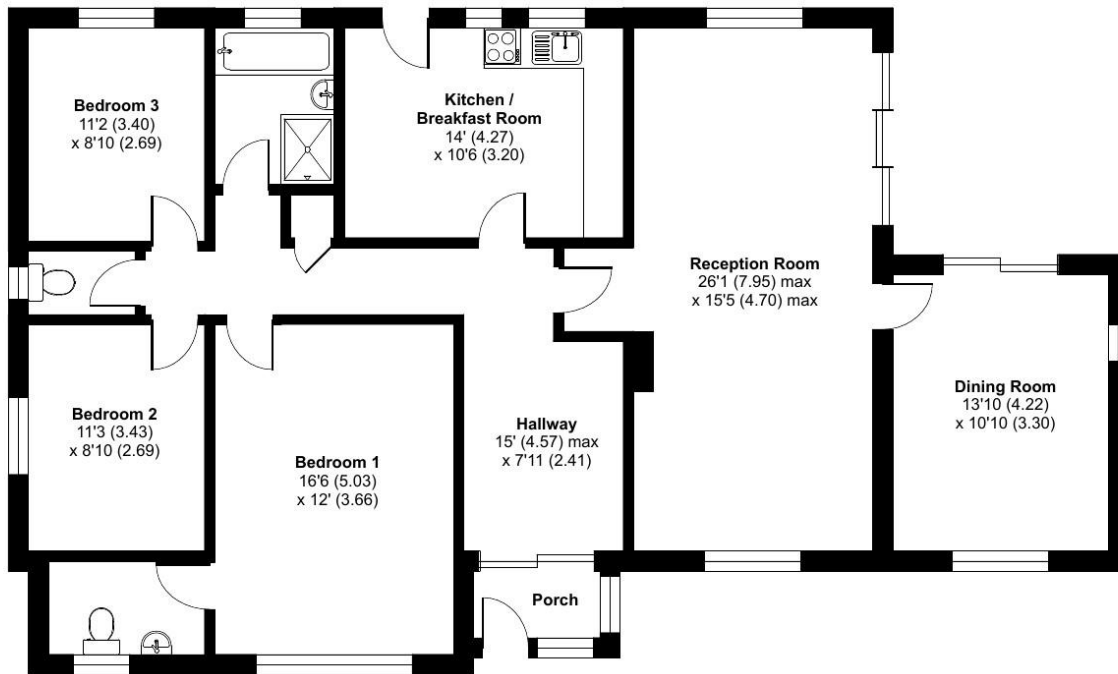
Directions

Leave Stourport on the A451 onto the Dunley Road signposted to Great Witley. Take a right-hand turn into Church Walk and then a right-hand turn into Bower Hill Drive. Number 12 will be found at the bottom of the cul-de-sac as indicated by the agent's for sale board.

Bower Hill Drive, DY13

Approximate Area = 1408 sq ft / 130.8 sq m

For identification only - Not to scale



GROUND FLOOR



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