



School House, Areley Kings, Stourport-on-Severn Worcestershire

**G HERBERT
BANKS**

EST. 1898

School House
Abberley Avenue, Areley Kings
Stourport-on-Severn
Worcestershire
DY13 0LH

A beautifully refurbished detached period school house.

Wonderful creatively designed interior.

Tucked away position at the end of a drive.

Entrance porch, sitting room with inglenook and wood burning stove, dining room, excellent breakfast kitchen, rear hall, laundry and cloakroom.

3 superb double bedrooms, en-suite shower room, family bathroom.

In all about 1203 sq.ft

Large garden with gated driveway, useful outbuilding.

NO ONWARD CHAIN

Situation

School House is situated off Abberley Avenue and is approached by a shared private no through drive. It enjoys a fine open aspect over an adjacent large grassed area. Areley Kings has some fine useful local amenities including a Co-Op with post office, pharmacy and vets.

The property lies just outside the Wyre Forest town of Stourport-on-Severn which provides an extensive range of amenities including both junior and senior schools. The town has an iconic canal basin and enjoys some very rewarding riverside/canal walks.

A further range of amenities can be found in the vibrant riverside town of Bewdley, Kidderminster, Worcester and Birmingham.

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

Description

A fabulous restoration and refurbishment of a period school house by the present owner. It has created a gorgeous interior with many desirable features. These include splendid bath/shower rooms with internet controlled lighting, new carpets, a superb breakfast kitchen, very attractive double glazed windows and some fine exposed timbers.

An enclosed entrance porch with tiled floor leads to the charming sitting room with splendid inglenook fireplace with new woodburning stove and timbered ceiling. Lying off this is a delightful separate dining room with a feature (non-functional fireplace) in oak surround.

Beyond this is a useful side/rear porch with adjoining laundry/cloakroom. This has a sink unit, W.C, feature tiled floor and plumbing for a washing machine.

At the other end of the house is a striking completely new breakfast kitchen. This boasts a very attractive range of wall and floor mounted cabinets, a superb island unit with Belfast sink, integral fridge-freezer, dishwasher, Beko electric range cooker with extractor over, timber working surface, splendid suspended lighting.

The first floor provides a central landing, 3 double bedrooms, the excellent Master with en-suite shower room and further new house bathroom.

Outside

Gated block paved driveway and path leading to the front/side of the house. Various lawned gardens and recently planted beds, a small vegetable bed, large outbuilding and attractive rear seating area, this garden is enclosed by a period brick wall and mixed fencing. It is a generous garden which compliments this truly lovely house.

GENERAL INFORMATION

Services

Mains electricity, gas, water and drainage. Gas central heating with newly installed boiler located 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 2024 with a rating 56/D; potential 82/B.

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 by Appointment Only

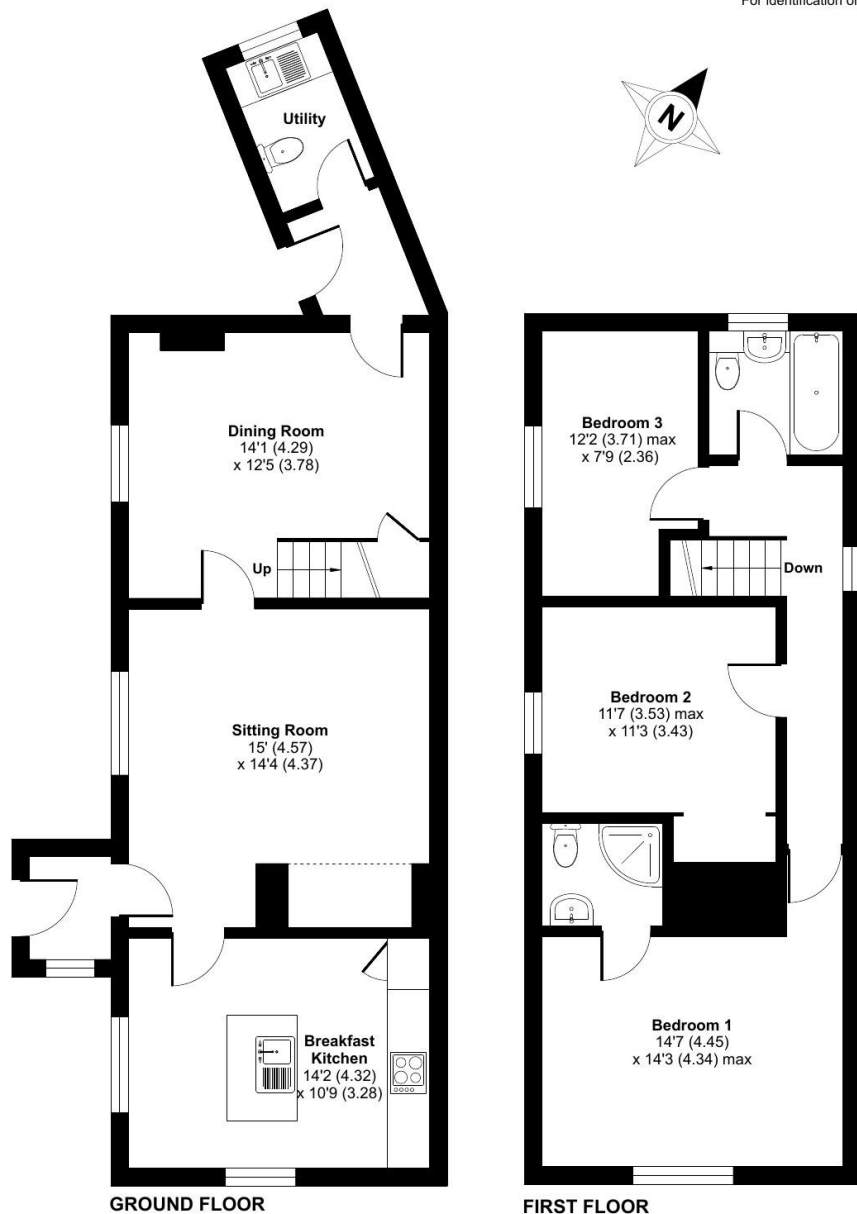
Via the Agent's Great Witley Office Tel: 01299 896968.

What 3 Words

///backhand.stub.spotted

Approximate Area = 1203 sq ft / 111.7 sq m

For identification only - Not to scale



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