



12 Wenlock Way, Stourport-on-Severn, DY13 0LQ

G HERBERT
BANKS

EST. 1898

Address

12 Wenlock Way,
Stourport-on-Severn,
DY13 0LQ

A generously proportioned semi-detached family home in a quiet and sought after cul-de-sac location, well suited to families and for those wishing to work from home.

- Quiet, no through cul-de-sac
- Located in the village of Arley Kings
- Generous parking
- Well maintained gardens
- Separate dining room, well suited to work from home use

Situation

Situated in the much sought after area of Arley Kings, located approximately half a mile south of the riverside town of Stourport-on-Severn. The village provides its own local amenities including public houses, convenience store and pharmacy, as well as a village hall and playing fields. Arley Kings Windmill First School is a short distance away.

From this location, Worcester may be pleasantly accessed via the countryside route through Shrawley or through the town centre, which gives access to the A451 leading to nearby Kidderminster.

Description

12 Wenlock way is a semi-detached family home constructed around 1970. The living accommodation has been extended into the former garage to provide the dining room.

The property is approached over a paved and gravelled driveway, leading to the enclosed and double-glazed entrance porch. There is a good-sized entrance hall with stairs off to the first floor and a separate WC. The good-sized living room opens into both the conservatory and also kitchen, which is fitted with a comprehensive range of wall and base units, with an additional external door. The dining room is accessed off the kitchen, with a feature bay window to the front.

To the first floor, there is the landing with airing cupboard, three bedrooms and a good-sized refitted bathroom.

Outside, the property has side access from the front driveway, leading around to the rear garden. There is a paved area adjacent to the conservatory, central lawn and well-tended beds.

The property is available with no upward chain and would be ideal as a family home, or for those wishing for a quieter location, but with good access to local amenities.

GENERAL INFORMATION

Energy Performance

Current Rating: 73C
Potential Rating: 81B
Carried out: 17 June 2025

Services

Mains electricity, gas central heating, drainage and water.

Local Authority

Wyre Forest District Council

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
Contact: Nick Jethwa or Caroline Morse
Email: sales@gherbertbanks.co.uk

Directions

Proceeding out of Stourport-on-Severn over the bridge on the A451 at Dunley Road, take the left hand turn into Arley Common and having passed the Vale Veterinary Group on the right-hand side, turn right into Abberley Avenue. The turning into Wenlock Way is a short distance to the right after this.

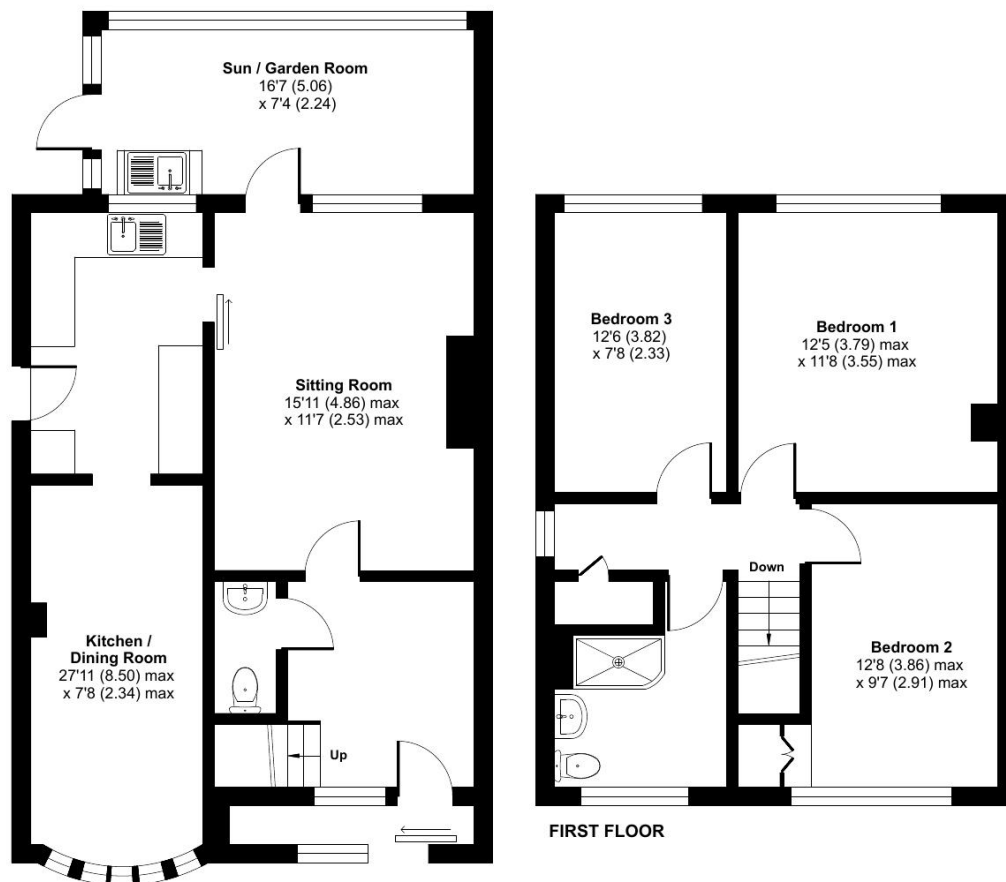
What3Words:///geology.houseboat.resold



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Approximate Area = 1201 sq ft / 111.5 sq m

For identification only - Not to scale



Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

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