



Canalside, Stourport on Severn, DY13 9BD

**Offers in the Region of £325,000**

Council Tax Band B

Tax Price £1,750 pa

Hayden Est. 2003  
Estates

This absolutely charming canal side cottage with garden and parking has recently undergone sympathetic renovation to a very high standard. The spacious adaptable living accommodation comprising 2/3 reception rooms, 2/3 bedrooms with impressive open plan kitchen dining family room and cellar utility room is truly worth an internal inspection.

Offering spacious and adaptable living accommodation over three floors, the house delivers both charm and versatility in equal measures. Sympathetically renovated and improved, a real credit to the current owner, the property tucked away yet by no means isolated.

Set serenely adjacent to the Staffordshire and Worcestershire Canal, the surroundings are rich with eye catching flora and fauna, creating a setting that feels quietly special and wonderfully removed yet remains conveniently placed for everyday life. The towpath runs to the rear of the home.

A home that rewards discovery captures attention and, once seen, is very hard to forget.

The property flows well with flexible multifunctional use rooms. Fully double-glazed some rooms fitted with shutters. Benefiting from air source heat pump and under floor heating throughout, regulated and controlled in each room and supplemented by two electric wood burning stove look alike heaters whilst the bathrooms boast heated towel rails. Oak internal doors with antique ironmongery, oak flooring in principal rooms with oak effect flooring and ceramic tiling elsewhere.

The entrance area leads to a ground floor shower room and open plan kitchen dining family room fitted with attractive sage green and grey units and integrated appliances. Four further reception rooms. Lower ground floor is where you discover the equipment for the under floor heating and hot water system, mains water booster tank and laundry.

On the first floor there are two double bedrooms and a 'Jack and Jill' bathroom.

Ample outdoor space with parking, garden on two levels, workshop/studio with storage under, green house and gated access to tow path.

An absolute must see so worthy of an internal inspection. We are waiting for your call.

#### APPROACH

Shared gated access for both vehicular and pedestrian access across block paved area. Recessed composite door, outside lighting and side area with the air source heat pump.

#### ENTRANCE HALL

Attractive wood effect ceramic tiled flooring, recessed cupboard housing consumer unit and underfloor heating manifold with useful hanging space. Velux roof light, loft ladder access to the roof storage. Inset ceiling spot lights.



Ideal area to kick off those shoes and hang up the outdoor coats.

#### SHOWER ROOM

Floor tiles as the hallway, with wall mounted heated towel rail and thermostat for the under floor heating. Wall mounted dehumidifier extraction fan, inset ceiling spot lights, Velux roof light over. Wall mounted shaver socket. Vanity sink unit with mixer tap and tiled back splash. Fitted heated mirror with lights over. Wall hung concealed flush rimless WC suite. Recessed shower cubicle having rainfall shower head.

#### LIVING DINING FAMILY ROOM

An eye catching space with wood effect ceramic tiled flooring. An abundance of natural light courtesy four Velux roof lights, side facing window and French windows leading to the patio. Inset ceiling spot lights, three ceiling light points and ceiling fan. Smoke and heat detector, WiFi point, wall mounted thermostat. A space to dine and relax. Grey soft close wall units and sage green base units with quartz tops over. Inset one and a half bowl composite sink with Quooker tap and waste disposal unit. Five zone cooking induction hob with extractor over. Built in double oven and microwave. Space for American style fridge freezer. Integrated dish washer, wine rack and breakfast bar.

#### RECEPTION ROOM ONE - DINING ROOM

Original inglenook fireplace with oak mantle now having a Dimplex Opti - mist electric wood burning stove lookalike in place. Oak engineered flooring, inset ceiling spotlights, smoke detector, WiFi point, wall mounted thermostat, rear facing coloured leaded window overlooking canal and tow path. Stairs rising to the first floor, door to reception two/bedroom three/den. Door leading to steps down to the cellar utility room.

#### RECEPTION ROOM TWO - BEDROOM THREE/DEN

Possibly bedroom three or den. As we began this has flexible accommodation to meet your needs. Two windows on two elevations, each with wooden shutters. Wood effect flooring, inset ceiling spot light, smoke detector and wall mounted thermostat.

#### CELLAR UTILITY

A range of white wall and base cabinets, finished with concrete work surface over. Inset stainless steel sink top with mixer tap over. Integrated fridge and space for tumble dryer. Plumbing including mini pump station for washing machine. Wood effect ceramic floor tiles, wall mounted humidstat extractor fan, ceiling light points, smoke detector and wall mounted electric radiator. Hot water storage, buffer tank, pumps and associated equipment for domestic hot water and under floor heating system. Salamander 'TankBoost' mains water pressure system.

#### RECEPTION ROOM THREE - SITTING ROOM

Having window with shutter and single door to the patio. Oak engineered wood flooring, inset ceiling spot lights, exposed beam to the ceiling, smoke detector, WiFi point, wall mounted thermostat and another attractive Dimplex Opti Flame wood burning stove lookalike having pride of place.

#### RECEPTION ROOM FOUR - GARDEN ROOM/HOME OFFICE

French doors to the patio and garden with roof light window, wood effect ceramic tiled floor, inset ceiling spot lights. Smoke detector and wall mounted room thermostat.

#### STAIRS RISING TO THE FIRST FLOOR LANDING AND BEDROOMS

Winding staircase to galleried landing with wood effect flooring and window overlooking canal. Two cupboards, one housing consumer unit and under floor heating manifold. Doors leading to main bedroom, bedroom two and Jack and Jill bathroom. Inset ceiling spot lights and smoke detector

#### BEDROOM ONE

With two door wardrobe upon entry, door to Jack and Jill bathroom with inset ceiling spot lights. step down into the room. Flooring continues, inset ceiling spot lights, smoke detector, two Velux roof lights, and two windows both fitted with wooden shutters. Wall mounted room thermostat.

#### BEDROOM TWO

This bedroom has two windows to two elevations, each with wooden shutters. Wood effect flooring, inset ceiling spot lights, wall mounted thermostat and smoke detector.

#### JACK AND JILL BATHROOM

Well appointed and boasting P shaped bath with centre mixer tap and hand held shower attachment. Fitted shower screen with mixer shower. Vanity sink unit with mixer tap and tiled splash back. Fitted heated mirror with lights over. Wall hung concealed flush WC suite. Velux roof light, wall mounted heated towel rail and thermostat for the under floor heating. Wall mounted dehumidifier extraction fan, inset ceiling spot lights and wall mounted shaver socket. Wood effect floor covering.

#### GARDEN

Deceptively spacious garden on two levels with wrap around paved patio, gated access to the canal tow path. Lawn on two levels with brick filled gabions, walls topped with sleeper edging. Large greenhouse, outside lighting, fantastic workshop/studio with restricted height garden storage below.

#### WORKSHOP

Entered through stable door this workshop/ studio has a window overlooking the garden. Fitted with workbench, wall mounted electric fan heater, ceiling lights and power points. Below and accessed from the lower garden, there is restricted head height storage for garden tools and equipment. Having light and power point.

#### STORE ROOM

Situated under the workshop.

#### ANTI-MONEY LAUNDERING CHECKS (AML)

We are legally required to carry out Anti-Money Laundering (AML) checks on all property purchasers to ensure funds used in transactions are legitimate. These checks are undertaken on our behalf by Hipla, who will contact you directly once your offer is accepted. A fee of £20 plus VAT (£24 total) per purchaser is payable in advance to Hipla before a memorandum of sale can be issued. This fee is non-refundable. If a gifted deposit is being provided, the person gifting the funds must also complete an AML check. Please note, these are not credit checks and will not affect your credit score or financial record. We appreciate your cooperation with this legal requirement.



#### DIRECTIONS

Directions to 7 Canalside, Stourport-on-Severn DY13 9BD  
(what3words: joke.cups.person)

#### From the M5 Motorway (Junction 6)

Leave the M5 at Junction 6 and take the A449 exit signposted Worcester (North) / Kidderminster. Continue for approximately 0.3 miles to the roundabout, then take the second exit onto the A449 for around 3 miles. At the next roundabout, take the third exit and remain on the A449 for a further 6 miles, before following the A4025 towards Stourport-on-Severn and continuing onto Holly Road. Proceed to The Bird in Hand Public House, then bear left in front of the pub, where Number 7 Canalside will be found shortly along.

#### From Stourport High Street

From Stourport High Street, head towards Sion Gardens and continue along the A4025 for approximately 0.2 miles. Slight left onto Vale Road (A451) for a further 0.2 miles, then merge back onto the A4025 via Gilgal and Worcester Road. Turn left onto Baldwin Road, then left onto Summerfield Road, followed immediately by Holly Road. Continue to The Bird in Hand Public House, then bear left in front of the pub, where Number 7 Canalside will be located shortly along.

#### From Stourport Basin / Marina (Via the Towpath)

From Stourport Basin and Marina, join the canal towpath heading north-east and continue for approximately 0.6 miles, following the canal towards Worcester Road. The canal-side cottages at Canalside will appear on your right-hand side shortly before reaching The Bird in Hand Public House. Leave the towpath at the first access point beside the cottages (before the pub), which leads directly up to Holly Road and Number 7 Canalside.

#### AGENTS NOTE

Please note these details are provided in good faith by the vendor and particulars should be independently verified by prospective purchasers.





Floor 1 Building 1



Ground Floor Building 1

Approximate total area<sup>(1)</sup>

1453 ft<sup>2</sup>

135.1 m<sup>2</sup>



Ground Floor Building 2

Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

## Hayden Estates

33 Load Street Bewdley DY12 2AS

Call: 01299405062

Web: <https://www.hayden-estates.com>

Email: [admin@hayden-estates.com](mailto:admin@hayden-estates.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(59-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EPC Directive 2010/31/EU	

