



23 Prospect Road, Stourport-On-Severn, DY13 9DE

BERRIMAN
EATON

Traditional family home with superb garden to the rear featuring a stylish kitchen (refitted in Feb 2024) and open plan living, dining, family space.

Offers In Excess Of
£230,000

LOCATION

The thriving centre of Stourport Stourport-on-Severn is the only town in Britain built solely as a consequence of the canals. The hamlets of Arley Kings, Burlish, Lickhill, Upper and Lower Mitton, Tilton and Wilden probably date back to Domesday book times but it was here that James Brindley built the Staffordshire and Worcestershire Canal to link the River Severn with the Trent and Mersey around 1766. After Birmingham, Stourport was then the busiest inland port in the Midlands. The town grew rapidly and by 1783 brass and iron foundries, vinegar works, tan yards, worsted spinning mills, carpet manufacturers, barge and boat building yards, wharves, warehouses, shops, houses and inns had sprung up. Today it is an attractive inland resort full of historical interest and has a unique heritage in its large expanse of canal basins, a stone's throw from the busy main street, making for an attractive experience for visitor and resident alike. Prospect Road is just half a mile from Stourport where there is a wide range of shops and larger supermarkets, well-respected primary and senior schools, riverside playing fields and park. Commuting from here is highly convenient, with the nearby A449 providing direct access to Worcester city and the M5 network.

MILAGES

Kidderminster 5 miles
Kidderminster train station 4.5 miles
Hartlebury train Station 3.7 miles
Worcester 12.5 miles

DESCRIPTION

Attractive bay fronted 1930's family home blending the traditional features of this period with contemporary styling, complemented with a generous garden to the rear close to Stourport centre.





ACCOMMODATION

The house is set back behind a substantial gravelled foregarden area, (please note there is no drop kerb) an characterful open porch with tiled floor and refitted entrance door opens to a welcoming reception hall with wood floor and traditional door to downstairs storage area with further door to the open plan ground floor accommodation.

A stylish sitting room with walk in bay window overlooks the front of the house, glazed double opening doors can separate the defined dining area which in turn leads in to the conservatory area , combined this makes a wonderful area ideal for entertaining, whilst the addition of the double doors means you can also have a cosy sitting room , separate from the rest of the ground floor . An archway into the kitchen which was only refitted in Feb 2024 with a range of cream soft close cabinets with striking black handles and complementary worktops. There is a matt black sink and drainer and built in oven, glass electric hob and extractor and space and plumbing for a washing machine , there is also a recess for a tall fridge freezer.

Upstairs there are three bedrooms and a family bathroom, both bedrooms one and two are good sized doubles, whilst bedroom three may be more suitable as a nursery or home office (please see dimensions on floorplan). The elegant family bathroom was refitted in 2020 and features contemporary grey tiling and a white suite with shower over the bath.

OUTSIDE

A real wow feature of this family home is the generous sized garden to the rear, perfect for families. A paved patio area lies immediately adjacent to the house with timber steps up to a fabulous decked area, ideal for al fresco dining. A gravelled bed lies adjacent with the remainder of the garden being laid to lawn. At the top of the garden there are two sheds.

A gate opens to a shared access with the neighbouring property to the front of the house.

Find and navigate to the exact location of this property by searching its 3 word address [///edge.fled.amused](http://edge.fled.amused).

SERVICES

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND B – Wyre Forest

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcester Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available

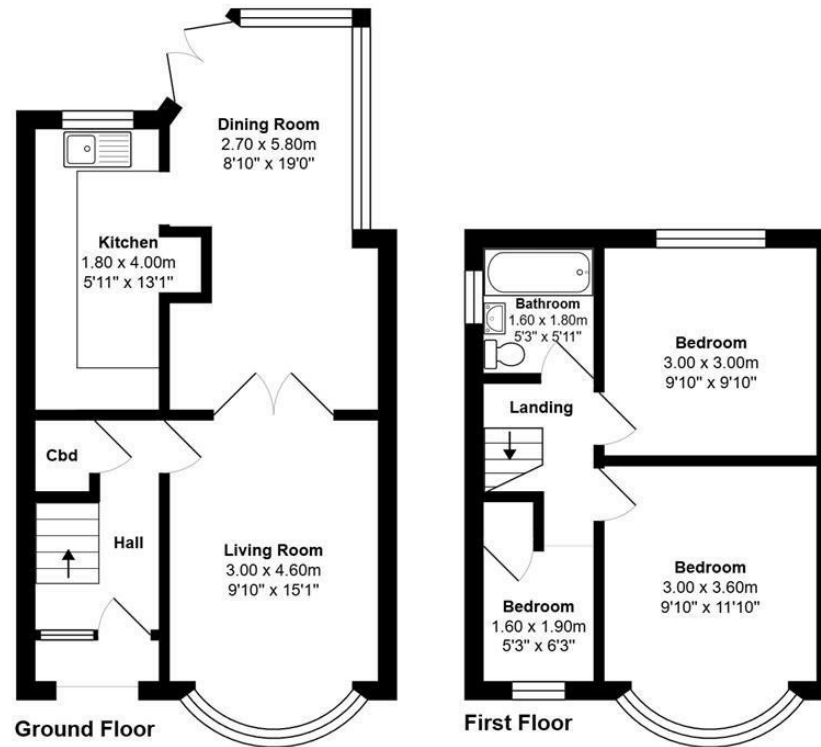
Mobile – Ofcom checker shows one of the four main providers have likely coverage indoors and all four have likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.





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Total Approx Area: 76.0 m² ... 818 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

EPC: D

In order to view this property or if you are considering selling, contact us on:

T: 01562 546969

E: worcestershire@berrimaneaton.co.uk

W: www.berrimaneaton.co.uk

Or visit us at: The Churchill Suite, Churchill And Blakedown Golf, Churchill Lane, Churchill, Worcestershire, DY10 3NB

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