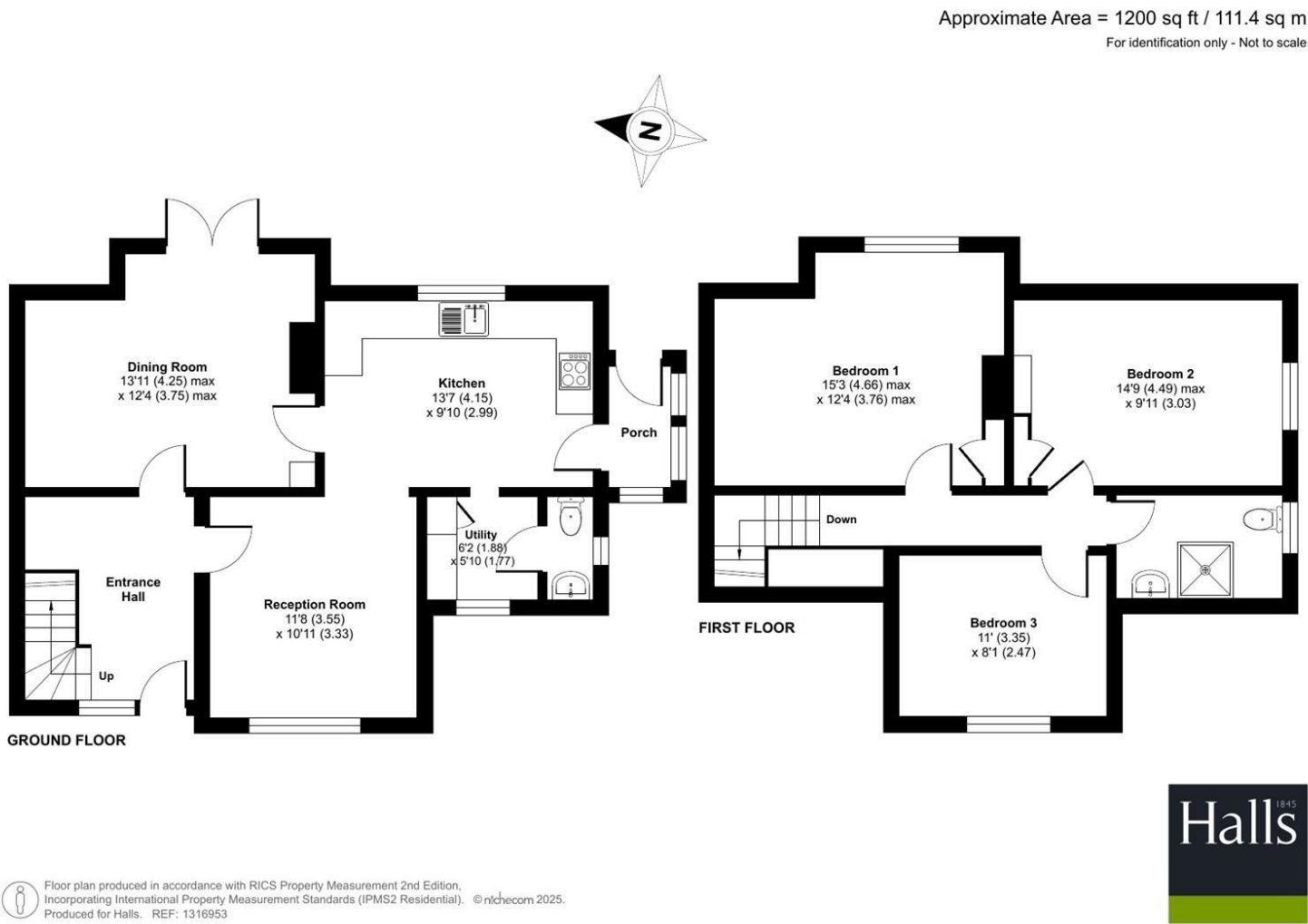


FOR SALE

14 Hanstone Road, Stourport-On-Severn, DY13 0HH



FOR SALE

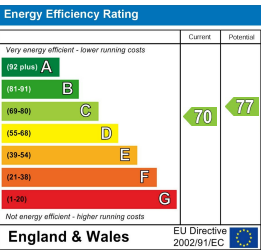
Offers in the region of £299,950

14 Hanstone Road, Stourport-On-Severn, DY13 0HH

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A beautifully presented 3 bedroom semi-detached home situated in this popular and convenient location. The property sits within spacious gardens to both front and rear with plenty of off road parking.



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@halls.gb.com



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Mileage (all distances approximate)
Kidderminster 6 miles, Stourport Town Centre 4 miles, Bewdley 4 miles, Worcester 12, miles
Birmingham 23 miles.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Attractive Semi-Detached Family Home
- Fitted Kitchen
- Utility Room & Cloakroom
- Dining Room
- Living Room
- 3 Double Bedrooms & Shower Room
- Large Private Gardens
- Driveway Parking

DIRECTIONS

Leave Stourport town centre and proceed over the river bridge on to the A451. Continue along and take a left hand turning onto the B4196 (Areley Common). Turn left immediately onto Hermitage Way and at the roundabout take the first exit onto Layamon Walk and then the first right onto Hanstone Road where No. 14 will be found on the left hand side set back from the road as indicated by the agents For Sale board.

LOCATION

Hanstone Road is ideally situated on a bus route and with a local shop nearby and convenient for local schools and is well serviced by Stourport town centre itself that offers a wide range of local businesses to include cafes, restaurants and of course the Riverside attractions.

INTRODUCTION

A beautifully presented semi-detached home situated in this popular and convenient location. With well-proportioned accommodation over two floors comprising three double bedrooms and a modern fitted shower room to the first floor and a beautiful fitted kitchen, utility room and cloakroom to the ground floor with two very generous reception rooms. The property sits within spacious gardens to both front and rear with plenty of off-road parking. An Internal Viewing is Essential.

FULL DETAILS

The property is accessed via a set of steps and opens into a generously proportioned reception hall with turning staircase rises to the first floor, this space features a double height ceiling. Solid wooden panel doors lead off from the reception hall to both the living room and dining room.

To the right, the spacious living room which seamlessly flows through to the kitchen.

To the rear of the property is the dining room which benefits from an abundance of natural light, with double-glazed French doors that open directly onto the private rear garden, perfect for entertaining.

Leading conveniently from the dining area is the kitchen, fitted with a tiled floor and a comprehensive range of wall and floor mounted cabinets with wood-effect rolled edge work surfaces over, complemented by an inset stainless steel one-and-a-half bowl sink with a single drainer and a stylish swan neck mixer tap. There is ample space for a larder style fridge freezer, along with both electric and gas connections available for a cooker.

From the kitchen, a side porch provides external access and door leads to a practical utility room having a continuation of tiled floor and matching fitted wall and floor mounted cabinets and larder style cupboard. With space and plumbing for washing machine and a ground floor cloakroom off.

To the first floor are three double bedrooms and family shower room.

The master located at the rear of the property which provides views over the garden.

Being beautifully presented, extensively tiled with a white suite of low level close coupled WC, pedestal wash hand basin, wall mounted electric heated towel rail. There is a generous fitted shower cubicle being fully tiled with shower and glazed shower door.

OUTSIDE

The property is accessed via a tarmac driveway that offers ample off-road parking for multiple vehicles. To the front, there is a spacious fore garden which could be turned into further parking should it be required.

Gated side access from the driveway leads to an additional hardstanding area. This in turn opens up to the attractive and private rear gardens, which include a generous paved seating area, a level lawn, and an array of well-stocked herbaceous and shrub borders, interspersed with mature trees. A paved pathway leads through the garden to the rear, with ornamental pond.

The garden is enclosed on all sides by wooden panel fencing and also features a second paved seating area, two useful timber garden sheds, external hot and cold water supplies and security lighting.

WHAT 3 WORDS

///garden.healthier.realm

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.