

**TO LET****£1,400 PCM****14 Dunley Road, , Worcs, DY13 0AX**

A beautiful detached family home set on the edge of the charming river-side town of Stourport, The spacious accommodation includes three reception rooms plus an office, downstairs cloakroom/utility room, kitchen with breakfast bar, three double bedrooms and a master bedroom with en-suite, as well as a family bathroom. Viewings are highly recommended to appreciate the accommodation on offer. No smokers, pets considered on a case by case basis. Council Band F EPC D



- A Generous Detached Family Home
- Three Bedrooms & Two Bthrooms
- Fitted Kitchen
- Utility Room & Cloakroom
- Three Reception Rooms
- Ground Floor Office
- Private Gardens, Parking & Garage
- No smokers, pets considered



4 Reception  
Room/s



4 Bedroom/s



2 Bath/ shower  
room/s

#### Entrance Hall

Having uPVC double glazed composite front door, radiator, ceiling light point and stairs rising the the first floor, with a storage cupboard containing the alarm panel underneath.

#### Reception Room 9'5" x 10'0" (2.89 x 3.07)

Maximum.

Having laminate flooring, radiator, uPVC double glazed window to the front, ceiling light point and door to the office.

#### Office 6'3" x 18'0" x 12'9" (1.93 x 5.50 x 3.89)

Having laminate flooring, uPVC double glazed door to the front and uPVC double glazed windows to the front and rear, radiator, two ceiling light points and smoke alarm.

#### Reception Room 12'11" x 9'10" (3.96 x 3.02)

Maximum not including back door.

Having laminate flooring, uPVC double glazed window and door to the rear, radiator and ceiling light point.

#### Kitchen 15'8" x 10'0" (4.80 x 3.07)

Including units.

Having vinyl flooring, a range of wall and base units with work-surfaces over featuring a stainless steel sink and drainer unit and an electric hob. The kitchen also features a double electric oven, two ceiling light points, a uPVC double glazed window to the rear and a wood and single glazed door to the rear garden.

#### Reception Room 19'9" x 12'3" (6.04 x 3.74)

Having brand new carpet, the reception room also has a feature fireplace, double glazed sliding glass doors to the rear garden and uPVC double glazed window to the front, ceiling light point and two radiators.

#### Utility Room/cloakroom 6'9" x 5'9" (2.07 x 1.77)

Including Units

Having low-level W/C, hand wash basin, plumbing for washing machine and a vent for a tumble dryer, as well as wall and base units with work-surface over. The room also has vinyl flooring, part-tiled walls, an opaque double glazed window to the front, radiator and central heating controller.

#### Landing

Having smoke alarm, ceiling light point, radiator, double glazed window to front and opaque double glazed window to the side.

#### Bedroom Four 9'5" x 10'3" (2.88 x 3.13)

Having carpet, radiator, ceiling light point and double glazed window to the front.

#### Bedroom Three 12'10" x 10'1" (3.93 x 3.08)

Having uPVC double glazed window to the rear, radiator, ceiling light point and carpet.

#### Bedroom Two 10'2" x 13'2" (3.10 x 4.03)

Having carpet, radiator, uPVC double glazed window to the rear and ceiling light point.

#### Master Bedroom 12'3" x 11'0" (3.74 x 3.36)

Having carpet, radiator, fitted wardrobes, uPVC double glazed window to the front and ceiling light point with fan. There is also a door to the en-suite.

#### Master En-Suite 7'1" x 5'9" (2.17 x 1.77)

Having Vinyl flooring, low level W/C, hand wash basin, enclosed shower cubicle, radiator and opaque uPVC double glazed window to rear.

#### Family Bathroom 9'3" x 6'9" (2.83 x 2.08)

Having vinyl flooring, W/C, panelled bath with electric shower, radiator, hand wash basin, extractor fan, ceiling light point, opaque uPVC double glazed window to the front and a cupboard housing the hot water tank.

#### Garage

Having power and light, and electric up and over door, cat-flap, uPVC double glazed window to the rear and the central heating boiler.

#### Garden

Having a paved patio with steps leading up to a paved pathway over the lawn, the garden also has a range of tree and shrub borders, and a wooden summerhouse

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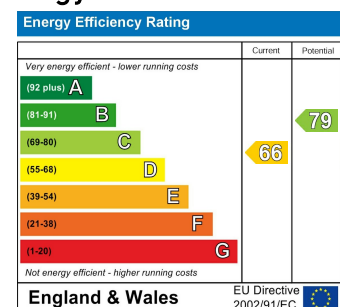
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## Energy Performance Ratings



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