



8 Valley Mills Close, Stourport-On-Severn DY13 9FR
£263,000

HILLS
Estate Agents

8 Valley Mills Close

Stourport-On-Severn, Worcestershire

A beautifully presented modern family home, set within a quiet and convenient cul-de-sac, offering well-balanced accommodation throughout. The property has been thoughtfully designed for modern living, combining a spacious interior with stylish finishes and practical features, making it ideal for families, first-time buyers or those seeking a ready to move into home.

- Three Well Proportioned Bedrooms
- Principal Bedroom & Contemporary En-Suite Shower Room
- Spacious Living Room
- Modern Kitchen Diner with Some Integrated Appliances
- Family Bathroom plus Ground Floor Cloakroom/WC
- Double Width Driveway with EV Charging Point
- Enclosed Rear Garden with Side Access
- Internal Viewing Essential
- **what3words///buzz.page.before**

Services

Mains gas, electricity, water and drainage are understood to be connected at the time of our inspection. We have not carried out any tests on the services and cannot confirm that these are in working order or free from any defects.



FULL DETAILS

8 Valley Mills Close enjoys a convenient position within easy reach of Stourport-on-Severn town centre, offering a range of shops, supermarkets, cafés and leisure facilities. The property is well placed for families, with several well-regarded schools nearby, including Stourport Primary Academy, Burlish Park Primary School and The Stourport High School & Sixth Form College. Excellent road links provide straightforward access to Kidderminster, Bewdley, Worcester and Birmingham via the A451 and A449, while Hartlebury and Kidderminster railway stations offer wider transport connections.

A welcoming entrance hall leads into this beautifully presented home, with access to a modern cloakroom/WC and the spacious living room. The living room is a superb family space, featuring a double glazed window to the front, a dedicated media point, radiator, TV aerial point and a staircase rising to the first floor. To the rear, the attractive kitchen/dining room forms the heart of the home. Fitted with a stylish range of modern units and roll-edge worktops, it includes an integrated electric oven, gas hob with extractor hood above, space and plumbing for a slimline dishwasher and washing machine, inset stainless steel sink with mixer tap, and space for a large fridge/freezer. There is ample room for a family dining table, useful under-stairs storage, and direct access to the rear garden via a double-glazed door.

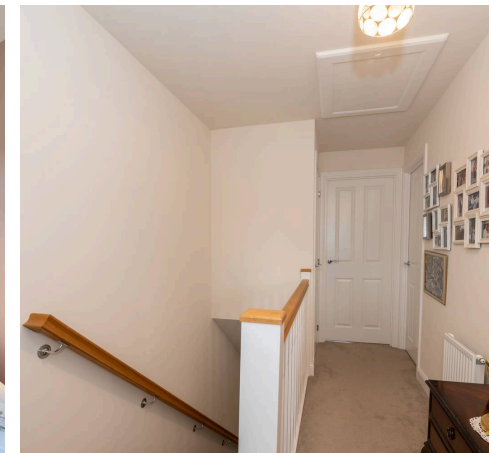
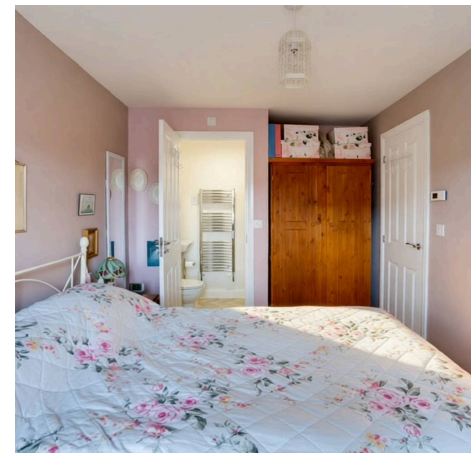
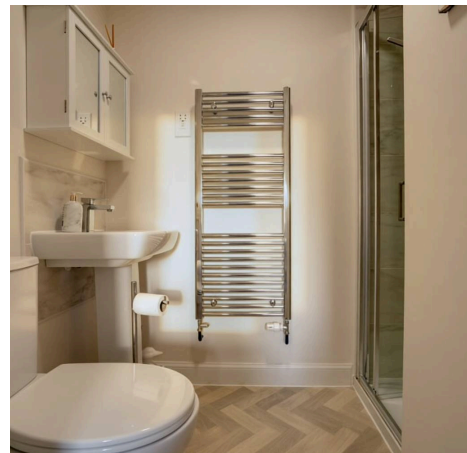


FIRST FLOOR

Upstairs, the landing provides access to three bedrooms, the family bathroom and a useful storage cupboard, along with a loft space accessed via a pull-down ladder. The principal bedroom is a generous double room to the front, benefitting from a contemporary en-suite shower room finished with a fully tiled shower enclosure, glazed bi-fold door, wall-mounted shower, pedestal wash basin, WC, ladder-style radiator, inset spotlights and extractor fan. Bedroom two is a well-proportioned double overlooking the rear garden, while bedroom three offers flexibility as a single bedroom, nursery or home office. The family bathroom is fitted with a modern white suite comprising a panelled bath with shower over, pedestal wash basin and WC, complemented by contemporary tiling.

OUTSIDE

To the front, a double-width driveway provides off-road parking for two vehicles and benefits from an electric vehicle charging point, paved pathway access and a decorative planting bed. Gated side access leads to the attractive rear garden, which is fully enclosed and designed for low maintenance. Featuring a generous paved patio, lawned area, external tap, security lighting and a timber garden shed, it provides an ideal setting for outdoor entertaining and family use



Directions

From Tesco Superstore on Mitton Street bear left at the traffic lights onto Severn Road. Continue for a short distance taking the second left onto Axminster Drive and then the first left onto Valley Mills Close, the property can then be found on your right hand side.

MILEAGE (all distances approximate)

Kidderminster Town Centre 4.5 Miles | Bewdley 3.5 Miles | Stourport Town Centre 1.2 Miles | Worcester 12Miles | Birmingham 24 Miles.

AML (Anti-Money Laundering)

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Agents are required to verify the identity of all clients, including property buyers, using an electronic verification system.

This is not a credit check and will not affect your credit rating. By making an offer on a property, you agree that, if accepted subject to contract, the Agents may carry out these checks on behalf of the seller for a nonrefundable fee of £60 including VAT per transaction. A record of the check will be retained by the Agents.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Wyre Forest District Council

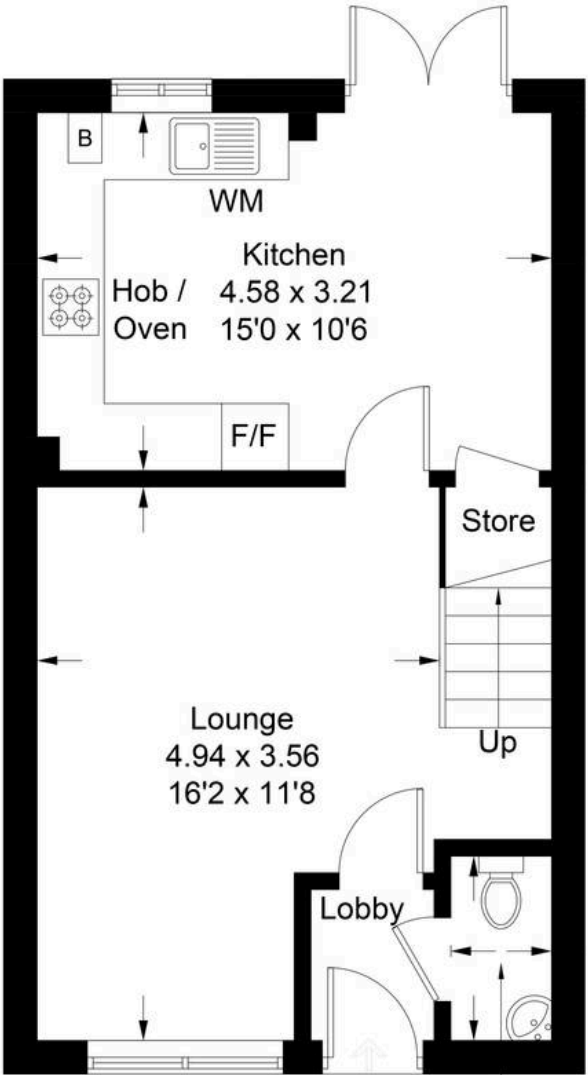
Council Tax: Band C



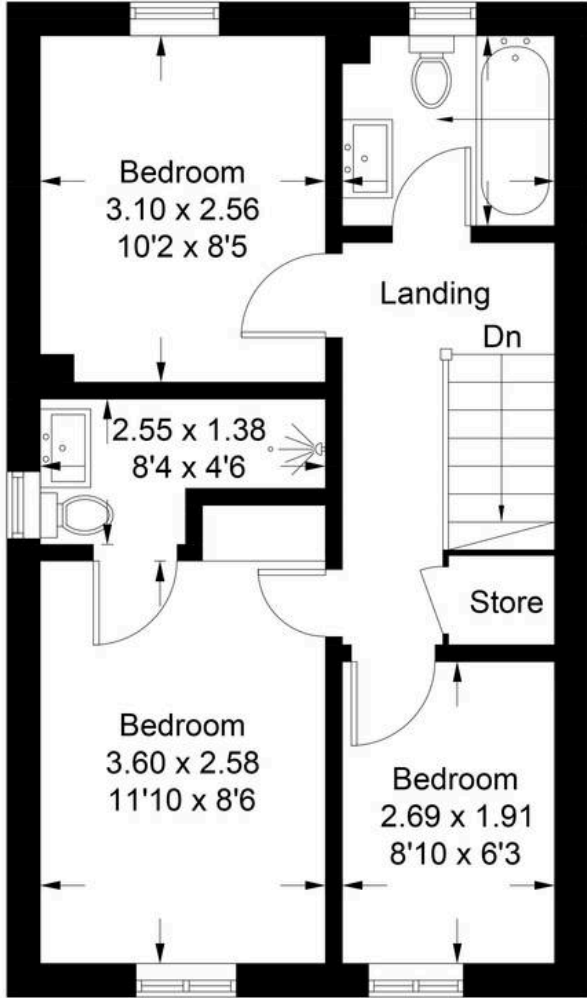
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

8 Valley Mills Close, Stourport

Approximate Gross Internal Area = 76.7 sq m / 825 sq ft



Ground Floor



First Floor



This plan is for guidance only and must not be relied upon as a statement of fact.

