

34 Marlborough Drive, Stourport-On-Severn, DY13 0JH

Guide Price £250,000

HILLS
Estate Agents

34 Marlborough Drive

Stourport-On-Severn, Worcestershire

Located in this popular and established residential area of Stourport-on-Severn, providing convenient access to local amenities. Including a wide range of shops, schools, recreational and leisure facilities together with good road links to Kidderminster, Bewdley, Worcester and the surrounding Worcestershire area. The nearby countryside and River Severn also offer scenic walks.

This is an excellent opportunity to acquire a well proportioned three bedroom semi-detached family home, pleasantly situated within this popular and established residential cul-de-sac. Offering practical and versatile accommodation throughout, with the potential for further improvement and personalisation to suit the next owners lifestyle requirements.

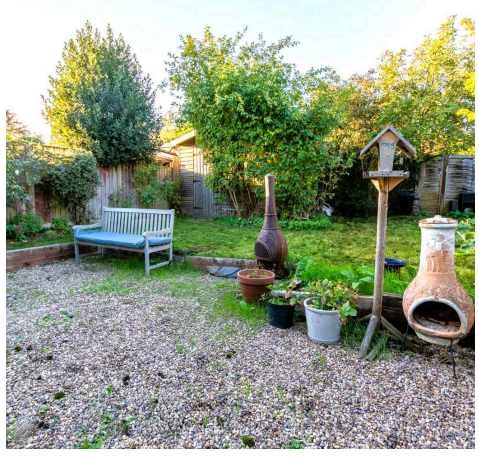
- Three Bedroom Semi-Detached Family Home
- Popular & Convenient Cul-de-Sac Location
- Spacious Open Plan Living / Dining Room
- Fitted Kitchen & Separate Utility Room
- Lean to Conservatory Overlooking Rear Garden
- Three Bedrooms & Family Bathroom
- Driveway & Attached Garage
- Enclosed Rear Garden
- **WHAT3WORDS: ///dining.aviators.beam**

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

Approached over a driveway providing off road parking, access to the adjoining garage and lawned foregarden. The entrance door opens into a welcoming reception hall with stairs rising to the first floor and doors providing access to the kitchen and spacious open plan living / dining room.

The well proportioned living room with large windows to the front offering plenty of natural light flowing naturally into the dining area, creating an attractive and versatile space for both everyday family living and entertaining. The dining area overlooks the rear garden and benefits from sliding patio doors opening directly into the conservatory, providing an additional seating area with views across the garden.

Positioned to the rear is the fitted kitchen with a range of matching wall and base cabinets with complementary working surfaces over, two wine racks, inset sink unit, built in oven, gas hob and extractor hood above. A window provides natural light and an outlook towards the rear garden, whilst a door leads directly into the adjoining utility room.

The utility room is a particularly useful addition, providing further working surfaces and plumbing for a washing machine, together with convenient internal access to the garage. The conservatory offers additional versatile accommodation, ideal as an informal sitting area or a pleasant space to relax whilst enjoying the garden outlook.









First Floor & Outside

The first floor accommodation offers three bedrooms and a family bathroom, all approached from the central landing which also provides access to the loft space and airing cupboard.

The principal bedroom is a well proportioned double bedroom situated to the rear of the property, enjoying an outlook over the garden. The second bedroom is another comfortable and versatile room positioned to the front, suitable for use as a further double bedroom or guest accommodation.

Completing the bedroom accommodation is the third bedroom, which offers excellent versatility and would be equally suitable as a child's bedroom, nursery, dressing room or home office, depending upon the next owners individual requirements.

The family bathroom is fitted with a white suite comprising a bath with shower and screen over, wash hand basin and W.C. complemented by part tiled walls, heated towel rail and double glazed window providing natural light and ventilation.

The garage provides useful parking or storage accommodation and benefits from internal access through the adjoining utility room.

To the rear is an enclosed garden featuring a combination of lawn, paved and gravelled seating areas with established planting borders. The garden provides an enjoyable outdoor space, whilst offering the opportunity for a purchaser to further landscape and personalise to their own requirements.









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GENERAL INFORMATION

DIRECTIONS: From Stourport-on-Severn town centre, proceed towards Areley Kings along Bridge Street and over the River Severn, continuing onto Areley Common. Follow the road towards the Areley Kings residential area and proceed towards Marlborough Drive, where the property will be found within the established cul-de-sac.

MILEAGE (all distances approximate) Stourport-on-Severn Town Centre 1.5 Miles | Bewdley 4 Miles | Kidderminster 5 Miles | Worcester 13 Miles | Birmingham 25 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

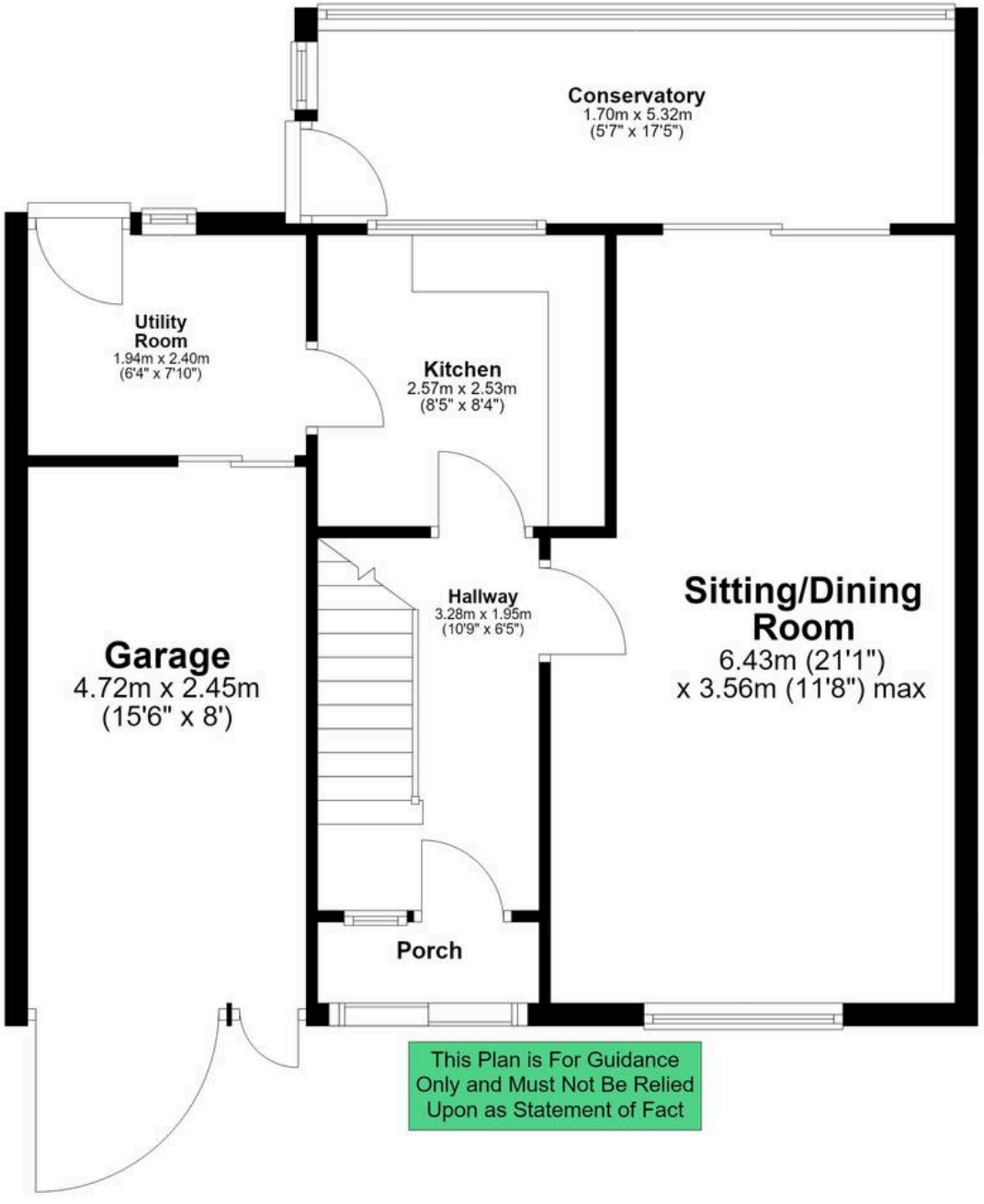




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Ground Floor



This Plan is For Guidance Only and Must Not Be Relied Upon as Statement of Fact

First Floor

