



18 Witley Way

ASTLEY CROSS, STOURPORT-ON-SEVERN, DY13 ONE

Ed Firth

The **North Worcestershire** Property Expert





Semi-detached home in Stourport-on-Severn, offering three bedrooms, plenty of storage areas and practical features. This property is a perfect opportunity for first-time buyers, downsizers, or those seeking a cost effective investment.

Property at a glance

Semi Detached

3 Bedrooms

Good Size Bathroom with walk-in shower

Garden

Off-Street Parking

Gas Central Heating

Fully boarded Loft

Close to Local Schools

Close to Shops and Post Office

EPC Rating – C





Three-Bedroom Home with Spacious Living Areas

This three-bedroom home offers comfortable and practical living across two floors, with a total floor area of approximately 88.6 sq.m. (954 sq.ft.). Thoughtfully laid out, it provides bright, modern spaces ideal for families or professionals alike.

Ground Floor

Hall

The property opens into a welcoming hall, offering access to the kitchen and the staircase leading to the first floor.

Kitchen – 4.10m x 2.90m (13'5" x 9'6")

A contemporary, well-proportioned kitchen positioned to the front of the home. It features ample counter space and room for modern appliances, making it ideal for everyday cooking. The large front-facing window fills the space with natural light.

Living Room – 5.03m x 4.78m (16'6" x 15'8")

This generously sized living room offers a comfortable area for relaxation and family gatherings. With doors opening to the rear garden, it provides a seamless indoor-outdoor flow and a bright, airy atmosphere.

First Floor

Landing

The central landing provides access to all three bedrooms and the shower room.

Bedroom 1 – 4.86m x 2.69m (15'11" x 8'10")

A spacious principal bedroom overlooking the garden, offering plenty of space for a king-size bed and additional furniture. With built in wardrobe space.

Bedroom 2 – 2.79m x 2.61m (9'2" x 8'7")

A comfortable single bedroom with views to the front, ideal as a guest room or children's bedroom.

Bedroom 3 – 2.64m x 1.94m (8'8" x 6'4")

A versatile single bedroom that could serve as a nursery, home office, or hobby room.

Shower Room – 2.69m x 1.85m (8'10" x 6'1")

Modern and well-fitted with a walk-in shower, wash basin, and WC, designed in a contemporary style.



The Seller's View

We've absolutely loved living here, it's been such a happy home. The layout works perfectly for everyday life, with a bright, open living room that looks out onto the garden. The kitchen is practical and well laid out, with everything close to hand, which makes it easy to keep things running smoothly day to day. Our favourite place, though, is definitely the garden. It catches the sun for most of the day and feels so peaceful, perfect for morning coffee or relaxing in the evenings. Over the years, it's been wonderful for summer barbecues and quiet weekends outside. We'll miss how light and welcoming the house feels, and we hope the next owners enjoy it as much as we have.



“Our favorite space– The Sunny Garden”

Directions

From Stourport-on-Severn follow signs for Great Witley (A451). After crossing the river, go for a half mile and take the left turn signed Worcester (A4196). Continue along this road, and turn right into Abberley Avenue. Witley Way is approximately half a mile further on your left.
From Kidderminster (approx. 10–15 mins): Take the A451 towards Stourport-on-Severn. As you enter the town, follow signs for Great Witley (A451) and continue as above.
From M5 Junction 6 (approx. 25 mins): Take the A449 north towards Kidderminster, then follow signs for Stourport-on-Severn. Join the A4025, following signs into the town, and then follow the directions from Stourport as above.

Services

Main water, gas and electric

Tenure

Freehold

Local Authority & Tax Band

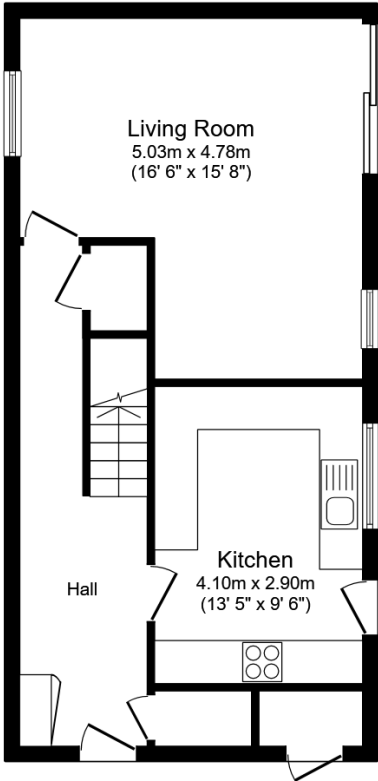
Wyre Forest
Tax band - B

Viewing Arrangements

Viewing strictly by appointment with sole agent
Ed Firth 07887 430820
ed.firth@thepropertyexperts.co.uk

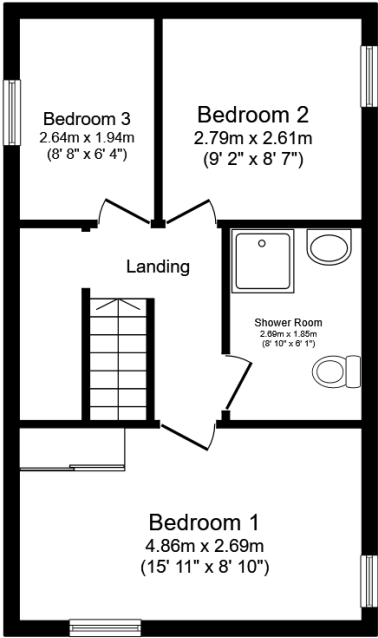
Amenties/Distances

- Town Centre 1.5 miles
- Primary Schools 0.5 miles
- Train Station 4 miles
- Motorway links 12 miles
- Airport 35 miles
- Bus Stop 2 mins walk
- Hospital 5 miles
- A&E 14 miles



Ground Floor

Floor area 48.5 sq.m. (522 sq.ft.)



First Floor

Floor area 40.1 sq.m. (432 sq.ft.)

Total floor area: 88.6 sq.m. (954 sq.ft.)

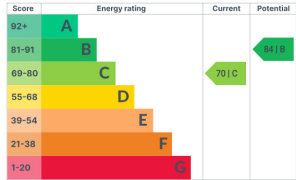
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.in

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Energy rating and score

This property's current energy rating is C. It has the potential to be B.



This graph shows this property's current and potential energy rating.

About the **Area**

Stourport-on-Severn

Nestled along the banks of the River Severn, Stourport-on-Severn is a charming Georgian town with a distinctive riverside character. Originally developed as a canal port, it retains much of its historic appeal with attractive waterfront walks, elegant architecture, and bustling marinas. The town offers a welcoming community feel, with a good mix of independent shops, cafés, and pubs, alongside everyday conveniences such as supermarkets, schools, and leisure facilities. The riverside parks and nearby Wyre Forest provide excellent opportunities for walking and outdoor activities, while local events and markets bring the town to life throughout the year. Stourport combines a relaxed lifestyle with easy access to surrounding towns and countryside.



Worcestershire

A county of rolling countryside, rich heritage, and strong connections. Its landscape stretches from the Malvern Hills to the banks of the Severn, offering some of the most beautiful scenery in the West Midlands. The county is known for its charming market towns, historic houses, and welcoming villages, along with a thriving cultural scene centred on Worcester city. With a blend of tradition, community spirit, and natural beauty, Worcestershire remains one of the most appealing counties to call home.



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Why choose The Property Experts to sell your property

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"I've engaged Ed's services for over 20 years, and during that time, he has always delivered with professionalism, reliability, and a personal touch. Whatever the circumstances, Ed makes the process straightforward by taking the time to understand exactly what's needed and keeping me updated every step of the way.

What I value most is that Ed is approachable and genuinely cares about the outcome. He is always available, whether it's evenings, weekends, or at short notice, and nothing is ever too much trouble. His knowledge, attention to detail, and proactive approach give me complete confidence every time I work with him.

After two decades of consistent service, I can honestly say Ed goes above and beyond. I wouldn't hesitate to recommend him to anyone looking for someone they can truly rely on."

Mark Smith



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