



For Sale: £195,000 Freehold

Brindley Street, Stourport on Severn, DY13

- 3-bedrooms
- Driveway

- 2-receptions
- Garden

**Bagleys**  
SALES AND PROPERTY MANAGEMENT



Bagleys are pleased to present this three-bedroom, two reception mid-terraced property to the market. Ideal for INVESTORS or FIRST TIMER BUYERS. The property benefits from driveway, dining room, lounge, newly fitted kitchen, cellar, three bedrooms, first floor bathroom with separate shower and enclosed rear garden.

Offered with no upwards chain or with tenant. EPC and floorplan have been ordered.

<b>Dining Room</b>	UPVC window and door to front elevation, door to staircase, log effect electric fire with surround, ceiling light point and gas central heating radiator.
<b>Lounge</b>	Archway to kitchen, doors to cellar and stair well. UPVC window to the rear elevation, log burner with brick-built hearth, ceiling light point and gas central heating radiator.
<b>Kitchen</b>	Newly fitted kitchen comprising of wall and base units with complimentary work surfaces and integral sink, Electrolux hob and oven. Space for appliances. Tiles splashbacks. UPVC window to the rear elevation and wooden glazed door to the side elevation. Two ceiling light points. Wall mounted Worcester combination boiler.
<b>Cellar</b>	Utility meters, fuse board and ceiling light point.
<b>First floor landing</b>	Door to all three bedrooms and bathroom. Ceiling light point.

<b>Bedroom 1</b>	UPVC window to the front elevation, ceiling light point, door to under stairs storage and gas central heating radiator.
<b>Bedroom 2</b>	UPVC window to the rear elevation, ceiling light point and gas central heating radiator.
<b>Bathroom</b>	Four-piece white suite comprising of panelled corner bath, shower enclosure with electric Triton shower, pedestal sink and WC. Tiles floors and splashbacks. UPVC obscured window to the rear elevation, gas central heating radiator and ceiling light point.
<b>Bedroom 3</b>	Stairs rise from the door into the room which has feature exposed brickwork, UPVC window to the rear elevation, two Velux roof windows and ceiling light point. Storage cupboard into the eaves.
<b>Externally</b>	To the front is a driveway for one vehicle. A side access lead to the rear garden gate. Back garden is mostly laid to lawn with a decent sized patio area, fenced boundaries and established borders to include a veggie patch.



# Room Details

Dining Room	3.53m x 3.32m (11'7" x 10'11")
Lounge	3.52m x 3.66m (11'7" x 12'0")
Kitchen	4.05m x 2.24m (13'3" x 7'4") at its widest point
Cellar	3.53m x 3.34m (11'7" x 10'11")
Bedroom 1	4.58m x 2.38m (15'0" x 7'10")
Bedroom 2	3.65m x 2.52m (11'12" x 8'3")
Bathroom	2.77m x 1.99m (9'1" x 6'6")
Bedroom 3	4.78m x 4.56m (15'8" x 14'12")

Environmental Impact (CO <sub>2</sub> ) Rating				Energy Efficiency Rating			
		Current	Potential			Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>				<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



