

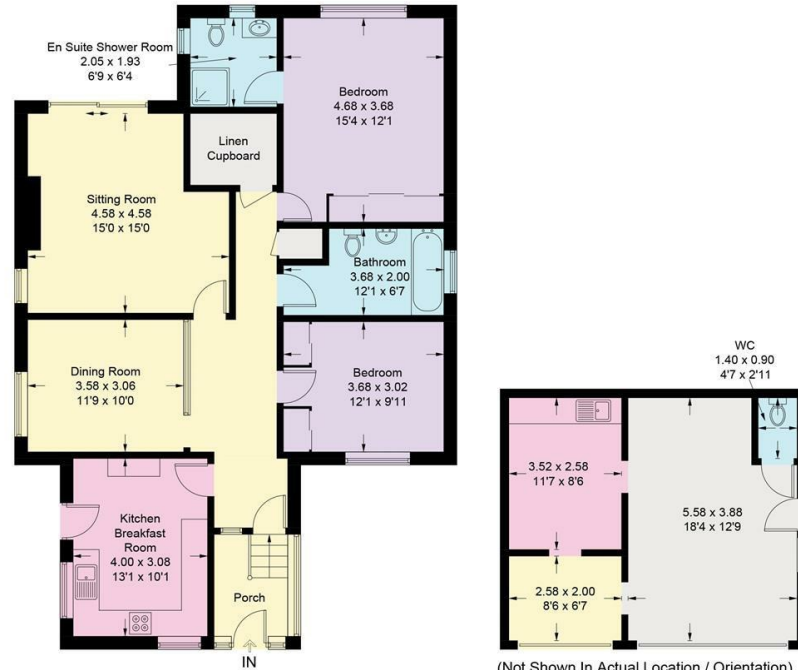
FOR SALE

4 Dunley Gardens, Stourport-On-Severn, DY13 0LL



4 Dunley Gardens, Stourport

Approximate Gross Internal Area = 109.4 sq m / 1177 sq ft
Garage / Workshop = 37.2 sq m / 400 sq ft
Total = 146.6 sq m / 1577 sq ft



(Not Shown In Actual Location / Orientation)
Garage / Workshop

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



FOR SALE

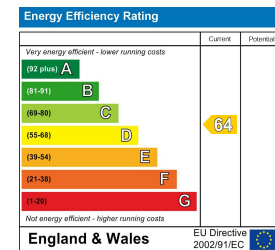
Auction Guide Price £250,000

4 Dunley Gardens, Stourport-On-Severn, DY13 0LL

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



England & Wales EU Directive 2002/91/EC

FOR SALE BY PUBLIC AUCTION on 29th NOVEMBER 2024 to be held at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR.

A spacious 2 bedroom detached bungalow offering well-proportioned accommodation that could benefit from some modernisation. The property sits within a private mature plot of circa 0.18 acre with a workshop as well as a detached double garage with a utility room & W.C. There is shared access to a private driveway for parking. Viewing Recommended



01562 820 880

Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
E: kidderminster@hallsgb.com



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Mileage (all distances approximate)
 Kidderminster 5 miles Bewdley 4 miles Stourbridge 12 miles Worcester 12 miles Birmingham
 23 miles



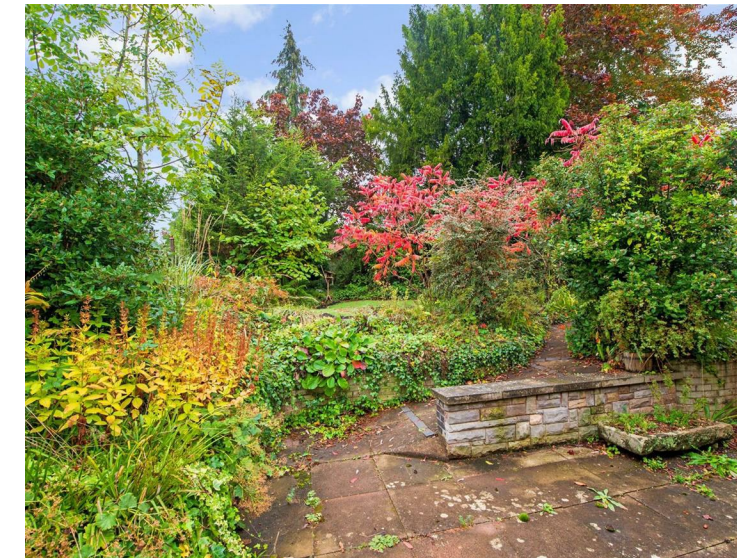
2 Reception
 Room/s



2 Bedroom/s



2 Bath/Shower
 Room/s



- A Detached Bungalow 1,240 sq/ft
- 2 Double Bedrooms & 2 Bathrooms
- Generous Living Room & Separate Dining Room
- Fitted Kitchen Diner & Useful Loft Room
- Private Mature Gardens
- Double Garage with Utility & W.C
- Off Road Parking
- For Sale by Public Auction – No Chain

DIRECTIONS

From Stourport proceed over the River Severn onto the Dunley Road and after approximately ½ mile, Just past the left hand turn onto Areley Common the property will be found on the left hand side

LOCATION

To the eastern side of Stourport, Areley Common is a particularly popular and picturesque area of the Wyre Forest situated on the Worcester side of Stourport-On-Severn with many well signed walks through some of the finest Worcestershire Countryside. Areley Common is a very popular place in which to with varied amenities close by, to include two pubs, a "Londis" convenience store and post office, pharmacy, newsagents, and modern community village hall close by, notwithstanding the array of amenities and services within Stourport itself.

what3words: irritate.chairing.racetrack

THE ACCOMMODATION

A spacious detached bungalow, tucked away in this private and raised position only minutes away from neighbouring countryside to one side and Stourport Town Centre to the other. The property offers well-proportioned accommodation that could benefit from some modernisation with two double bedrooms, an en suite shower room and a separate bathroom. There are two reception rooms, and a fitted dining kitchen. The boarded loft has a window for natural light, power and lighting with potential for conversion, as well as the possibility to extend, subject to the necessary planning consent. The property sits within a private mature plot of circa 0.18 acre with a workshop as well as a detached double garage with a utility room & W.C. There is shared access to a private driveway for parking.

Outside the rear garden is very private and overflowing with mature shrubs and ground cover planting. Spring bulbs adorn the tranquil space. Hidden away is a workshop storage area. At the front of the property is a detached double garage with excellent storage, water power and lighting. There's a toilet and utility area within also. So much scope!
 Having gas fired central heating and predominately double glazed, this property certainly has huge possibilities.

FULL DETAILS

The property is approached off a tarmac driveway with both paved steps and a ramp leading to the main entrance porch. The porch has power and lighting with ceramic tiling to the floor and steps rise to the wooden entrance door.

RECEPTION HALL

This spacious and light hallway has a useful walk in storage cupboard with having power, lighting and a radiator. The hallway has a telephone point, sun tunnel, two ceiling light points and inset ceiling spot lights, a radiator and wood effect flooring. There is access to the roof void via fitted cupboard from the hallway.

ROOF SPACE

This useful space is currently used occasionally as a store/office with boarded floor, power and light and a gable window & Velux window allowing natural light. There is further potential to utilise this space more formally into every day accommodation, subject to works and building regulations.

KITCHEN DINER

Having dual aspect windows and a part glazed wooden door to side elevation providing good natural light. The kitchen is fitted with a tiled floor, a range of traditional wooden base and eye level units with an inset double composite sink with drainer and mixer tap over. Space for white goods and wall mounted recirculating extractor.

LIVING ROOM

Generously proportioned having a side facing window and sliding patio doors to the rear allowing in the garden view. Laminate flooring, radiator, aerial point, ceiling light pint and the focal point being the fireplace.

DINING ROOM

With an attractive parquet flooring, side facing window, ceiling light point, radiator and TV aerial point. This useful second reception room has a feature glazed display wall to the reception hall but could be used as a dining room, second sitting room or bedroom if necessary.

MASTER BEDROOM

Situated to the rear and overlooking the garden with a radiator, two ceiling light points, picture rail and recessed storage, and access to the en-suite shower room.

EN-SUITE SHOWER ROOM

Being extensively tiled with, ceiling light point and towel radiator the fitted suite comprises a vanity sink unit, concealed flush W.C and a shower cubicle with mixer shower, and dual aspect windows.

BEDROOM TWO

Situated to the front of the property with a ceiling light point, radiator and two recessed storage areas.

BATHROOM

With parquet flooring, heated towel radiator, ceiling light point, wall mounted shaver point and large loft hatch. Panelled bath with mixer bath tap, pedestal wash hand basin and close coupled W.C and glazed side window.

OUTSIDE

To the front is an initial shared tarmac driveway which allows access to the neighbouring properties. This driveway then becomes private for the access solely to No. 4 Dunley Gardens. The driveway opens out into a parking area in front of the garaging and the property, which boasts block paving. Pedestrian access all around the property with a well stocked front garden, with pathway and steps rising to the porch. The gardens are mature and extremely well stocked with spring bulbs, ground cover and mature shrubs, all adding to privacy. Steps and pathways encircle the property. With a patio adjacent to the bungalow to the rear. Within the garden and hidden is a workshop/shed with another wooden shed.

DOUBLE GARAGE

With dual up and over doors to the front elevation and a side window and pedestrian door. The garage is of brick construction under a pitched tiled roof, allowing for additional storage. There is water, drainage, power and lighting within and a useful utility room and W.C offering a Belfast sink, toilet and utility area with further sink and instant hot water heater. The gas meter is located in the garage.

SERVICES

We understand that the property has mains water, electricity, drainage and gas are understood to be connected. Interested parties are advised to verify all information regarding services for themselves.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

The property is said to be of Freehold tenure and Vacant Possession will be given on completion of the purchase.

METHOD OF SALE

The property will be offered for sale by Public Auction (subject to the conditions of sale and/or prior sale) on 29th NOVEMBER 2024 to be held at Halls Auction Centre, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR

BUYERS PREMIUM

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyer's Premium as noted on individual lots. This is additional to the purchase price and set at 2.5% plus VAT, i.e. (3%) of the "hammer price", subject to a minimum fee of £2,500 plus VAT (£3,000).

GUIDE PRICE/RESERVE

Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set at no more than 10% above the Guide Price.

SPECIAL CONDITIONS

The property will be sold subject to the Conditions of Sale, which are not to be read at the time of the sale but will be available for inspection for a period of 10 days prior to the time of the sale. The purchaser shall be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof whether he has read the Special Conditions or not.

MONEY LAUNDERING REGULATIONS

Any person buying or bidding at auction must produce documentation to confirm their name and residential address.
 WE WILL BE UNABLE TO ACCEPT YOUR BID UNLESS YOU HAVE REGISTERED WITH US AND PROVIDED SUITABLE ID

SOLICITOR

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 Worcestershire
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Jonathan Taylor

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LOCAL AUTHORITY

Wyre Forest Council - Tel: 01562 732928

COUNCIL TAX BAND

D

CURRENT EPC RATING

D

AGENTS NOTE

Please review the sale particulars and contract pack/special conditions for full information. Any legal queries must be directed to the sellers solicitor