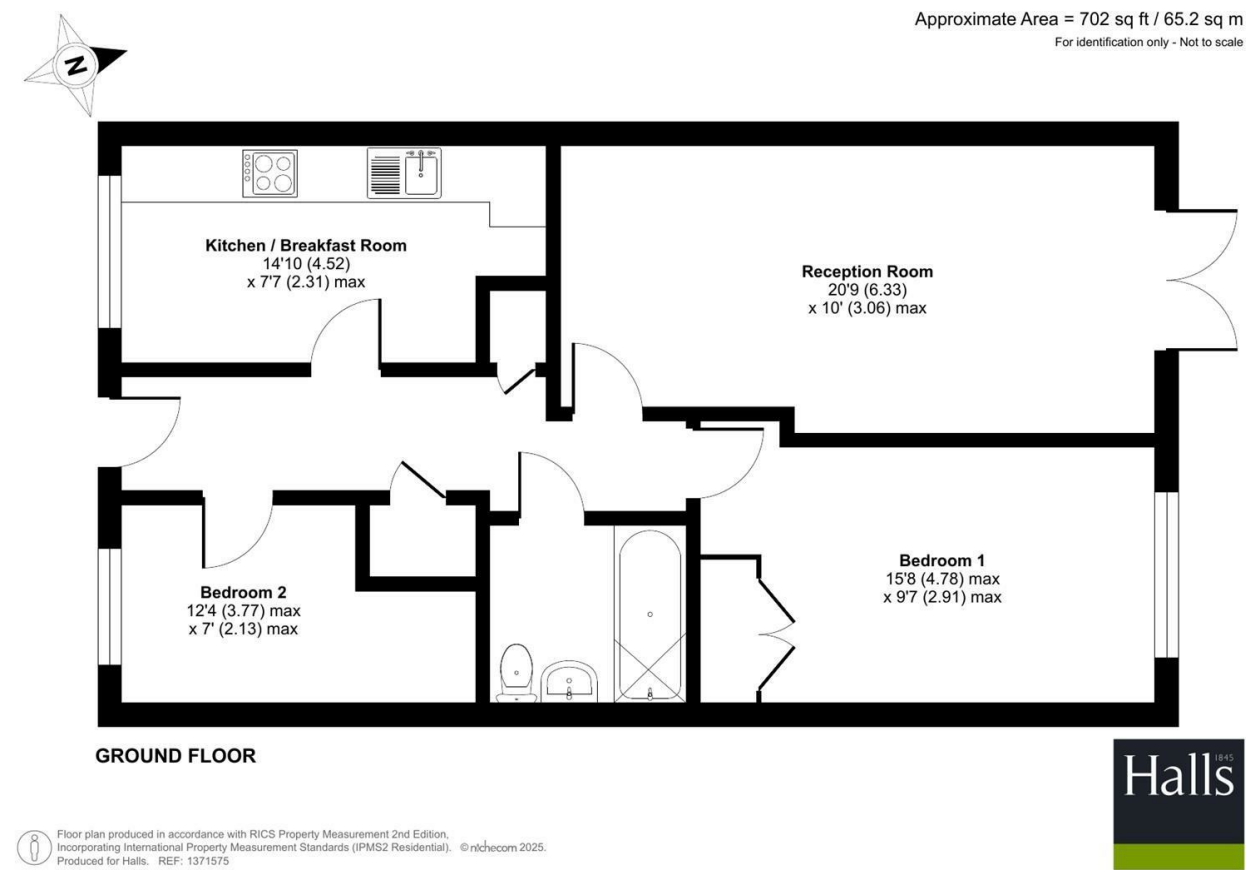


FOR SALE

3 Dickens Drive, Astley Cross, Stourport, DY13 0SH

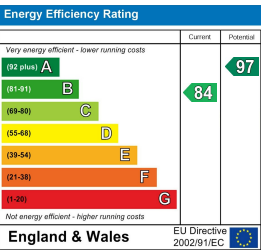


3 Dickens Drive, Astley Cross, Stourport, DY13 0SH

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



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@hallsgb.com



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1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- Shared ownership 40%
- Well-presented two-bedroom bungalow
- Spacious living/dining room with good natural light
- Modern fitted kitchen with integrated oven and hob
- Gas central heating and double glazing throughout
- Ideal for first-time buyers
- Convenient for Stourport town centre and local amenities
- Off road parking with Electric charging point

DESCRIPTION

Halls are pleased to offer 40% Shared ownership of this well-presented two bedroom bungalow conveniently located in the popular area of Astley Cross, Stourport. The property offers bright and comfortable accommodation including a spacious living room, modern kitchen, two bedrooms, and a bathroom.

An ideal opportunity for first-time buyers situated close to local amenities, schools, and transport links.

80% Ownership is also available.

SITUATION

Astley Cross is a popular and well-established residential area of Stourport, well-placed for access to the town centre which offers a comprehensive range of shops, restaurants, leisure facilities and riverside walks along the River Severn. The property is within easy reach of Kidderminster and Bewdley, both of which provide excellent transport links including railway connections to Birmingham, Worcester and beyond.

W3W

///liberated.loom.slab

SCHOOLING

The area is served by a number of well-regarded local schools including Astley C of E Primary School, St Bartholomew's Primary School, and The Stourport High School & Sixth Form College.

DIRECTIONS

From Stourport town centre, proceed south along Areley Kings Road (A451) towards Worcester. Continue for approximately 1 mile before turning left onto Astley Cross Road. Take the second turning on the right into Dickens Drive, where the property will be found on the right-hand side.

THE PROPERTY

The accommodation briefly comprises an entrance hallway with useful storage, a spacious living/dining room offering ample natural light, and a modern fitted kitchen with a range of base and wall units, integrated oven, hob and extractor. There are two well-proportioned bedrooms together with a bathroom fitted with a white suite.

The property benefits from gas central heating and double glazing throughout, ensuring an efficient and comfortable living environment.

OUTSIDE

A side gate leads to the rear garden which is mainly laid to lawn, offering an excellent space for families or entertaining, with a small raised decked seating area. A paved area houses a garden shed.

The property benefits from a driveway to the side of the property which also benefits by having an Electric vehicle charging point.

SERVICES

We understand that the property benefits from mains electricity, mains water and mains drainage. Gas central heating is installed. None of the services, appliances or electrical systems have been tested by Halls.

A management company oversees maintenance of the communal grounds and facilities, with a service charge currently set at approximately £70 per calendar month.

TENURE

The property is offered for sale freehold with vacant possession upon completion.

LOCAL AUTHORITY

Malvern Hills District Council, The Council House, Avenue Road, Malvern, WR14 3AF

COUNCIL TAX

Council Tax Band – C

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

Strictly by prior appointment through Halls Kidderminster office:
Tel: 01562 820880 | E: kidderminster@hallsgb.com