



severn estates

40 High Street,
Stourport-on-Severn
Worcestershire DY13 8BS
Tel: 01299 826777
Fax: 01299 828686

2-4 Marlborough Street,
Kidderminster
Worcestershire DY10 1AY
Tel: 01562 748877
Fax: 01562 753489

www.severnstateagents.co.uk



166 Redstone Lane, Stourport-On-Severn, Worcestershire, DY13 0JL

A characterful, charming and individual detached four bedroom house set within this popular residential location of Areley Kings giving easy access to the main road networks leading to Worcester, Bewdley and the Town Centre, along with the local amenities close by including Londis 'Village Store' with post office, plus a Pharmacy, recreational park and Village Hall. Offering spacious family accommodation the versatile property is a must see to fully appreciate the flexible layout on offer which briefly comprises a reception hall, living room, dining room, kitchen with dining/reception area, utility and w/c all to the ground floor, three bedrooms and bathroom to the first floor and galleried landing and bedroom to the second floor. Benefitting further from gas central heating, off road parking, garage plus gardens.

Internal inspection is essential to appreciate the size and flexibility of the accommodation on offer, book your viewing today.

EPC Band TBC. Council tax band E.

Offers In The Region Of £380,000

166 Redstone Lane, Stourport-On-Severn, Worcestershire, DY13 0JL

Entrance Door

Located to the side and via an open porch, with double glazed side panels and opening to the reception hall.

Reception Hall

With beautiful parquet flooring, stairs rising to the floor landing, radiator and doors to the living room, dining room and kitchen.

Dining Room

12'1" x 10'2" (3.70m x 3.10m)



With matching parquet flooring to the hall, double glazed windows to the front and side, coving to the ceiling and radiator.

Living Room

14'5" max, 10'5" min x 13'9" (4.40m max, 3.20m min x 4.20m)



With a small extension to the front providing additional space having double glazed window to the front, radiator and coving to the ceiling and feature fireplace.

Open Plan Kitchen Diner



A versatile 'L' shaped kitchen diner with useful dining or reception area.

Kitchen

20'8" x 10'5" (6.30m x 3.20m)



An expansive space having a wall and base units with worksurface over, glass fronted display units, single drain sink unit with mixer tap, space for domestic appliance, plumbing for washing machine, integrated fridge, tiled splash backs, part tiled flooring, stable door to the side, double glazed windows to the side and rear, door to the inner lobby and open to the dining area.



Inner Lobby

With tiled flooring, door to the w/c and garage and arch to utility.

Utility

With tiled flooring, base unit with single drainer sink unit with tiled splash back, plumbing for washing machine, space for domestic appliance, skylight and radiator.

W/C

With W/C and radiator.

First Floor Landing

Having a double glazed window to the rear, stairs rising to the second floor galleried landing and doors to three bedrooms and bathroom.

Bedroom Two

12'5" to w/robe x 10'5" (3.80m to w/robe x 3.20m)

Dining Area

8'6" x 8'2" (2.60m x 2.50m)



Having double glazed windows to the front, radiator, fitted bedroom furniture with wardrobes, vanity desk and storage.

Having a double glazed sliding patio door to the rear garden, coving to the ceiling and radiator.

166 Redstone Lane, Stourport-On-Severn, Worcestershire, DY13 0JL

Bedroom Three

10'5" x 10'2" inc w/robe (3.20m x 3.10m inc w/robe)



Having a double glazed window to the front, radiator and fitted wardrobe.

Bedroom Four

8'6" x 5'10" (2.60m x 1.80m)

Having a double glazed window to the side and radiator.

Bathroom

Galleried Landing

13'9" x 12'9" inc. w/robe (4.20m x 3.90m inc. w/robe)



An incredibly useful and versatile space ideal as an office or seating area having a double glazed window to the front, radiator and door to bedroom one.



Bedroom One

11'1" x 10'2" (3.40m x 3.10m)



Having a double glazed window to the front, radiator and storage.

Garage

With double doors to the front and rear pedestrian door.

166 Redstone Lane, Stourport-On-Severn, Worcestershire, DY13 0JL

Outside



Rear Garden



Services

The agent understands that the property has mains water / electricity / gas /

drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

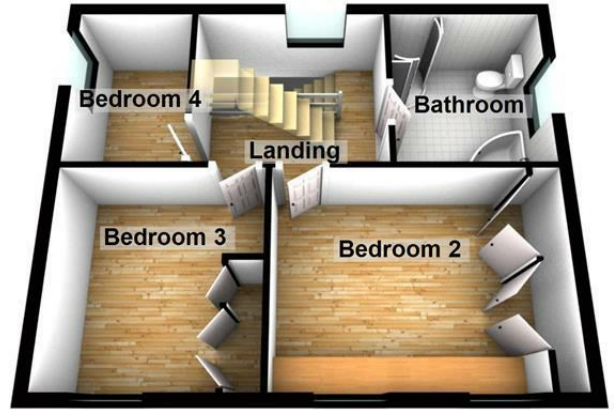
RF-171122-V1.0



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	