

The logo for Severn Estates, featuring the company name in a stylized purple font on a yellow banner with purple borders.

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9 The Ridgeway, Stourport-On-Severn, Worcestershire, DY13 8XT

This traditional detached house situated up on this highly sought after and desirable residential location and offered for sale with the distinct advantage of No Upward Chain. The Ridgeway offers a quiet and convenient location giving easy access to the local amenities including access to the Memorial Park, convenience store and road networks leading to the Town Centre, Bewdley and Kidderminster. Offering a fantastic opportunity to create a forever family home with the spacious and flexible accommodation comprising a reception hall, dining room, extended living room, breakfast room, w/c, store and kitchen to the ground floor. The first floor offers an incredibly useful Master Suite which comprises two rooms - ideal as a bedroom and dressing room/recreational room plus balcony and shower room, the remaining first floor offers three further bedrooms and family bathroom. Additionally the property benefits from off road parking, garage and a lovely rear garden. Internal inspection is essential to appreciate the property, its position and accommodation on offer, call today to book you appointment to avoid missing out.

EPC band TBC. Council Tax Band F.

Offers Around £449,950

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Entrance Door

With double glazed side panels and opening to the porch.

Porch

With door opening to the reception hall.

Reception Hall

With stairs rising to the first floor landing, radiator and doors to the living room, dining room and breakfast room.

Dining Room

13'5" max into bay x 12'1" (4.10m max into bay x 3.70m)



Having a double glazed bay window to the front and radiator.

Extended Living Room

21'7" x 11'9" (6.60m x 3.60m)



Having been extended to the rear with double glazed sliding patio door to the rear garden, double glazed window to the side, radiator, plus feature gas fire with surround.

Breakfast Room

12'9" max, 7'10" min x 8'10" (3.90m max, 2.40m min x 2.70m)



Having a double glazed window to the rear, radiator and door to the store and kitchen.

Store

5'10" x 4'11" (1.80m x 1.50)

With a double glazed window to the side.

Kitchen

14'1" x 8'10" (4.30m x 2.70m)



Small walk-through has a door to the W/C and opening out to the main kitchen area which comprises wall and base units, with worksurface over, one and a half bowl sink unit with mixer tap, built in oven and hob with extractor fan over, plumbing for washing machine, space for under counter appliance, tiled splash backs, door to the external store, double glazed window to the side and door to the covered patio area of the rear garden.

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W/C

With a double glazed window to the side and w/c.

External Store

Having gated access to the front.

First Floor Landing

With doors to all bedrooms, family bathroom and loft hatch.

Master Suite



A fantastic and versatile space, having a room to the front which could be utilised as a bedroom, recreational space or first floor sitting room giving access to the balcony and inner landing with shower room and a further room to the rear which could function as a dressing room, nursery or the bedroom space.

Bedroom One

16'4" x 8'10" (5.00m x 2.70m)



Having a double glazed door with side panels opening to the balcony, radiator and door to the inner landing.

Balcony



Inner Landing

Having a double glazed window to the side, door to the dressing room and shower room.

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Dressing Room

12'1" x 8'10" *inc. w/robe (3.70m x 2.70m *inc. w/robe)



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

Shower Room



Fitted with a suite comprising a shower enclosure, with tiled surround, w/c, pedestal wash basin, radiator and double glazed window to the side.

Bedroom Two

14'1" max into bay x 12'1" *inc. w/robe (4.30m max into bay x 3.70m *inc. w/robe)



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

Bedroom Three

13'1" x 12'1" *inc. w/robe (4.00m x 3.70m *inc. w/robe)



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

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Bedroom Four

7'10" x 7'6" (2.40m x 2.30m)



Having a double glazed window to the front and radiator.

Outside



Having a driveway with access to the garage, lawn and gated side access.

Bathroom



Fitted with a coloured suite comprising a bath, shower area with tiled surround, w/c, pedestal wash basin, tiled walls, radiator with towel rail, double glazed window to the rear and airing cupboard.



Garage

Having a motorised up and over door to the front, single glazed window to the side and access door to the side.

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Rear Garden



A beautiful rear garden having a part covered patio area with established borders and laid mainly to lawn. Pathway leads through to a further garden area with lawn and potential 'vegetable' plot.



Council Tax

Wyre Forest DC - Band F.

Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / 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.

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.

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.

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.

Disclaimer

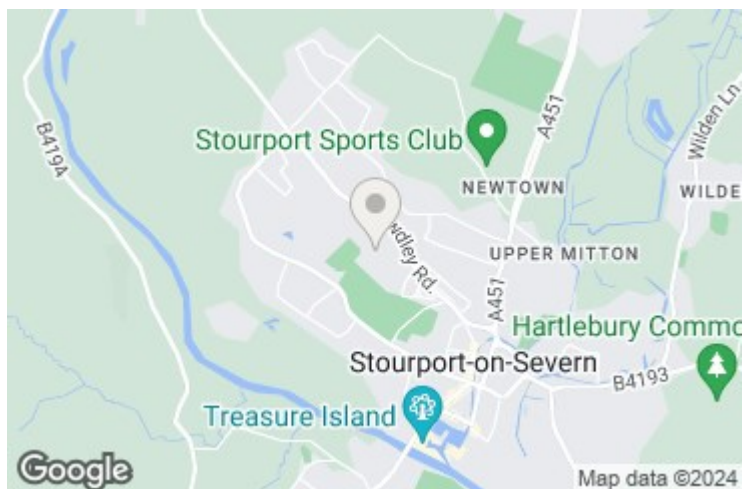
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT



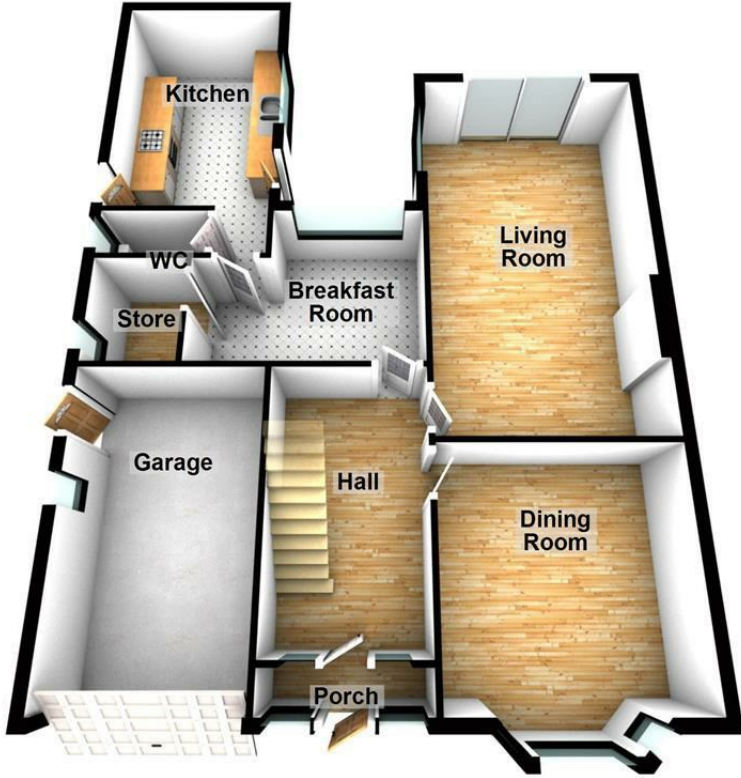
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The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any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

RF210423-V-1.0



Ground Floor



First Floor



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | | |
| (39-54) E | 31 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |