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### 4 Erneley Close, Stourport-On-Severn, DY13 0AH

This four bedroom house is situated within this established residential area of Stourport set around a central green and positioned in a corner plot. The location grants easy access to the local amenities close by in Areley Kings of a Londis 'Village' Store with post office, plus a pharmacy, recreational park and easy access to the main road networks leading to the Town Centre, Bewdley and Worcester. Having been well cared for by the current owners the property would make an ideal First time buy or an affordable family home which briefly comprises a living room, kitchen diner, conservatory and W/C to the ground floor, four bedrooms and bathroom to the first floor. Benefitting further from a generous rear garden, double glazing and gas central heating. Early inspection is essential to avoid missing out, available with NO UPWARD CHAIN.

EPC Band TBC.  
Council Tax Band B,

**Offers Around £245,000**



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### Entrance Door

Having an open porch and leading into the hall.

### Hall

With stairs rising to the first floor landing, radiator and doors to the living room, kitchen diner, conservatory and cloakroom.

### Kitchen Diner

15'8" max x 10'5" max \* (4.80m max x 3.20m max \* )



Fitted with wall and base units having complementary worksurface over, one and a half bowl sink unit with mixer tap, built in oven and hob with hood over, tiled splash backs, integrated slim-line dishwasher, space for domestic appliance, plumbing for washing machine, radiator, tiled flooring and double glazed windows to the front and rear.

\* Slightly irregular in-shape.



### Kitchen Area



### Dining Area



### Living Room

19'8" x 9'10" max, 9'6" min (6.00m x 3.00m max, 2.90m min)



Having a double glazed window to the side, two radiators, electric fire and double doors to the conservatory.



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### Cloakroom

Having a wash basin, w/c and double glazed window to the side.

### First Floor Landing

Being split level with a door to bedroom three, radiator and a double glazed window to the rear, steps lead to the main landing with doors to the bedrooms one, two and four, bathroom plus cupboards.

### Bedroom Three

9'6" x 8'6" (2.90m x 2.60m)



Having a double glazed window to the rear and radiator.

### Bedroom One

12'9" max x 9'10" to w/robe (3.90m max x 3.00m to w/robe)



Having double glazed window to the side, radiator and fitted wardrobes with sliding mirrored doors.



### Consevatory

12'1" x 7'2" (3.70m x 2.20m)



Having double glazed windows to the side and rear, tiled flooring and double doors to the rear garden.



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### Bedroom Two

11'5" x 9'6" (3.50m x 2.90m)



Having a double glazed window to the front and radiator.

### Bedroom Four

10'2" max x 5'10" (3.10m max x 1.80m)



Having a double glazed window to the front and radiator.

### Bathroom



Fitted with a white suite comprising a bath with shower and folding screen over, wash basin, w/c, heated towel rail, tiled walls and flooring, inset spot lights and double glazed window to the rear.

### Outside





# 4 Erneley Close, Stourport-On-Severn, , DY13 0AH

Rear Garden



Rear Elevation



Local Area



## Council Tax

Wyre Forest DC - Band B.

## 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.

## 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



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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.

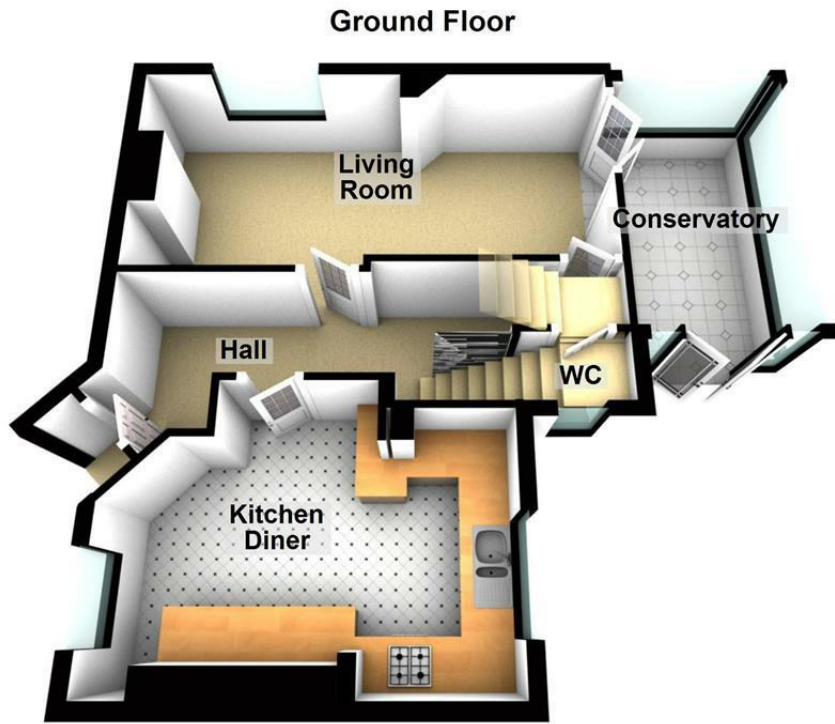
### Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-120823-V1.0





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