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Gowrie Waresley Road, Kidderminster, DY11 7XT

This traditional bay fronted semi detached house is available set in the prime village location of Hartlebury which offers easy access to the main road networks leading to Worcester, Bromsgrove and Kidderminster, along with Hartlebury Train Station, plus local convenience store and highly acclaimed Hartlebury Primary School. The property would benefit from some modernisation but offers a fabulous base to create a wonderful family home with the accommodation briefly comprising a lounge diner, kitchen and cloakroom to the ground floor, three bedrooms and shower to the first floor. Benefitting further from a wonderful rear garden, ample off road parking, plus double glazing* (*where specified) and gas central heating. Internal inspection is essential to fully appreciate the location and potential of the property on offer.

EPC band TBC.
Council tax band D.

Offers Around £330,000

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Entrance Door

Double glazed double doors with side panels open to the porch.

Porch

Entrance door with side panels open to the entrance hall.

Hall

Having stairs to the first floor landing with storage cupboard beneath, radiator and doors to the lounge diner, kitchen and cloakroom.

Lounge Diner

24'11" into bay x 12'1" (7.60m into bay x 3.70m)



Being dual aspect.

Dining Area



Having a double glazed bay window to the front, radiator and open to the lounge area.

Lounge Area



Having a double glazed door with side panels opening to the rear garden and radiator.

Kitchen

8'6" x 7'10" (2.60m x 2.40m)



Fitted with wall and base units having a complementary worksurface over, single drainer sink unit with mixer tap, space for domestic appliances, plumbing for washing machine, tiled splash backs, radiator, double glazed window and door to the rear.

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Bedroom One
12'1" x 11'9" (3.70m x 3.60m)



Having a double glazed window to the rear and radiator.

Cloakroom



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

First Floor Landing

Having an airing cupboard, double glazed window to the side and doors to all bedrooms and shower room.

Bedroom Two
12'1" x 10'5" (3.70m x 3.20m)



Having a double glazed window to the front and radiator.

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Bedroom Three

8'6" x 7'10" (2.60m x 2.40m)



Having a double glazed window to the rear, radiator and loft hatch.

Shower Room



Fitted with a white suite comprising a shower enclosure with panelled surround, w/c with concealed cistern, wash basin set to base unit, radiator and double glazed window to the front.

Outside



Having an advantageous frontage offering ample off road parking with lawn, plus gated side access.



Rear Garden



Rear Elevation



Agents Note

We have been informed that the property has most likely been underpinned, unfortunately the sellers have an absence in paperwork. We request for any interested parties to make their own enquires with their mortgage lender or broker as to the situation and risk of lending. Additionally we advise any purchaser to be aware of the situation and make relevant enquires and reports.

Council Tax

Wychavon DC - Band D.

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.

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

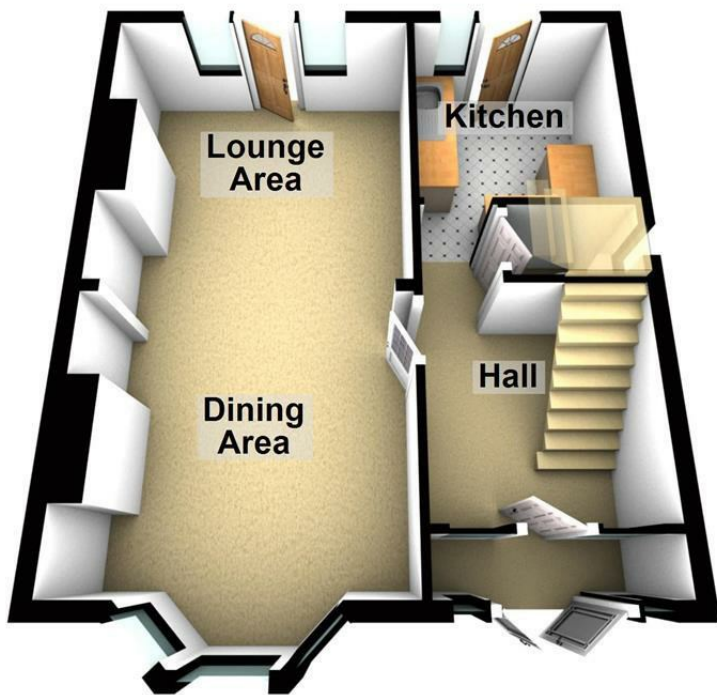
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The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any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

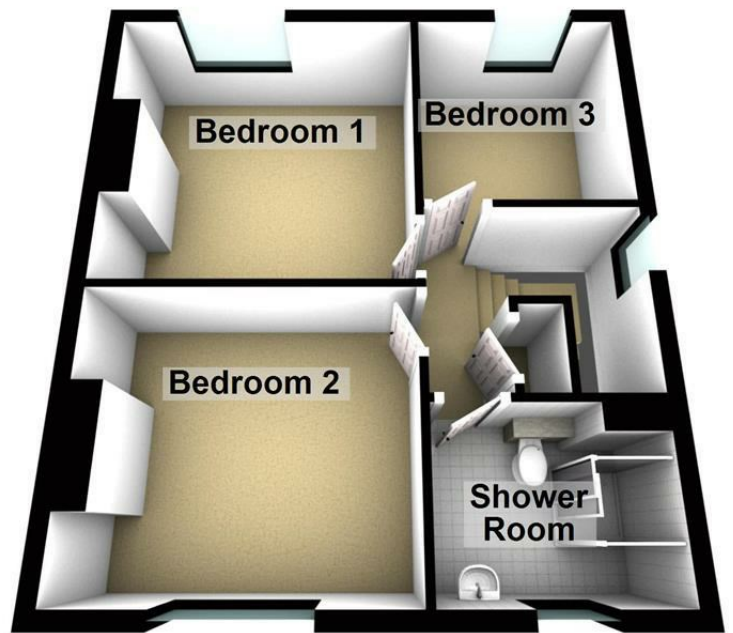
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	