

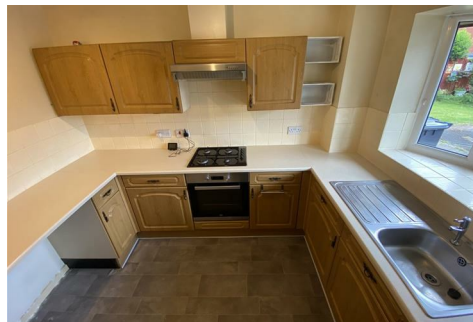


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7 Abbots Close, Stourport-On-Severn, Worcestershire, DY13 9JZ

We are delighted to offer For Sale this semi-detached house is situated within this established and popular estate known as Wilden Top, offering easy access to the highly regarded Wilden All Saints Primary School, Hartlebury common for those with dogs or enjoy countryside walks, plus the main road networks leading to Hartlebury, Stourport Town Centre, Kidderminster and Worcester. The accommodation comprises of a Hallway, lounge and kitchen to the ground floor, two bedrooms and bathroom to the first floor. The property benefits further from a gas central heating system and parking bays to the front. The property is currently rented out so it would make a fine investment property or first time buy. Call today to avoid missing out.

Epc Band D
Council Tax Band B.

Offers Around £169,950

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Entrance Door

Being double glazed and opens into the reception hall.

Reception Hall

7'10" x 3'7" (2.4m x 1.1m)

Having wood effect laminate flooring, radiator, coving to the ceiling, doors to storage cupboard lounge and kitchen.

Lounge

13'1" max x 11'9" max (4.0 max x 3.6m max)



Having double glazed double doors to the rear, laminate wood effect flooring, radiator and open staircase to the first floor landing.

Kitchen

14'9" x 9'10" (4.5m x 3.0m)



Having wall and base cabinets with wood effect doors and complimentary work surface over, single drainer sink unit with taps, built in oven and gas hob with hood over, plumbing for washing machine, space for domestic appliance, part tiled walls, radiator, wall mounted central heating boiler and double glazed bay window to the front.

First Floor Landing

Having access to the loft hatch, dado rail, doors to the bedrooms and bathroom.

Bedroom One

9'10" x 8'6" (3.0m x 2.6m)



Having a double glazed window to the rear, built in wardrobe, storage cupboard, wood effect laminate flooring and radiator.

Bedroom Two

10'5" x 6'6" (3.2m x 2.0m)



Having double glazed window to the front, laminate wood effect flooring, built in wardrobe and radiator.

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Bathroom

7'6" x 4'11" (2.3m x 1.5m)

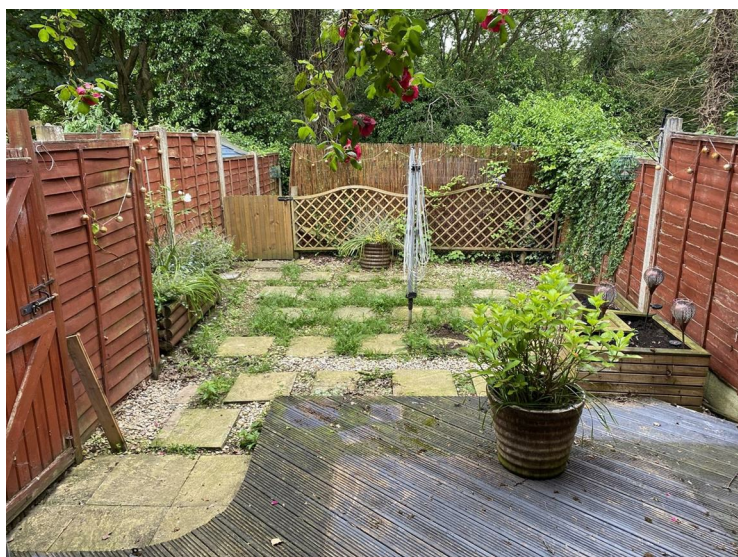


Having a white suite comprising of a panel bath with thermostatic shower and screen over, pedestal wash hand basin, W/C, heated towel rail, tiled walls, double glazed window to the front and inset lighting.

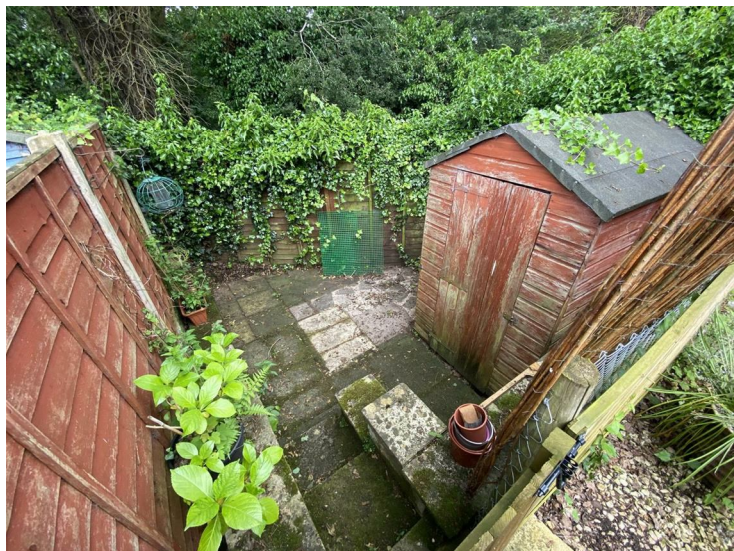
Outside

Pathway to the front entrance door and side gate giving access to the rear garden.

Rear Garden



Rear Garden



Parking

Parking area to the front front of the properties.

Tenure - Not Verified

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

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.

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.

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.

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.

RP-05/12/2023-V1

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