

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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### **6 Severn Rise, Stourport-On-Severn, DY13 8RG**

We are delighted to offer For Sale this detached bungalow which is available with the distinct advantage of NO UPWARD CHAIN, being situated within a run of similar properties upon this highly sought after location giving easy access to the Town Centre, main road networks, local shops and recreational park. Having been well cared for the property is clean and tidy in its presentation and briefly comprises a lounge diner, kitchen, two bedrooms, bathroom and garden room. The property benefits further from part double glazing, gas central heating, off road parking, car port with roller shutter door and rear garden. Act fast to avoid missing out on this great opportunity.

Council tax band D  
EPC band TBC

**Offers Over £245,000**

## 6 Severn Rise, Stourport-On-Severn, , DY13 8RG

### Entrance Door

Being double glazed and opening to the hall.

### Hall

10'2" x 3'11" (3.1m x 1.2m)

Having a double glazed window to the front, wood effect flooring, built in storage cupboard, coving to the ceiling and door to the lounge.

### Lounge

19'4" max, 15'5" min x 12'5" max, 8'2" min (5.9m max, 4.7m min x 3.8m max, 2.5m min)



Having a double glazed bow window to the front, feature fireplace with stone hearth, radiator, wall light points, coving to the ceiling, doors to the lobby and kitchen.

### Kitchen

11'5" x 7'6" (3.5m x 2.3m )



Fitted with wall and base cabinets with complimentary work surface over, one and a half bowl sink unit with mixer tap, built in stainless steel oven and gas hob with hood over, plumbing for washing machine, space for domestic appliance, part tiled walls, window and door to the side and loft hatch.

### Lobby

5'10" x 2'11" (1.8m x 0.9m)

With doors to both bedrooms, bathroom and cupboard housing the boiler.

### Bedroom One

12'5" x 10'9" (3.8m x 3.3m)



Having a double glazed window to the rear and radiator.

### Bedroom Two

9'6" x 9'2" (2.9m x 2.8m)



Having a double glazed window to the rear, dado rail and radiator.

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### Bathroom

6'2" x 5'10" (1.9m x 1.8m)



Fitted with a white suite comprising a panel bath with shower attachment to the taps and folding screen, pedestal wash basin, w/c, part tiled walls, radiator and window to the side.

### Garden Room

15'8" x 7'10" (4.8m x 2.4m)

Window and door to the front and a further door giving access to the rear garden.

### Carport

21'11" x 8'2" (6.7m x 2.5m)

With a roller door to the front, door to the kitchen and rear garden room. (roof currently not covered).

### Outside



### Outside



### Rear Garden



### 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 / 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.

### 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.

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### MONEY LAUNDERING REGULATIONS

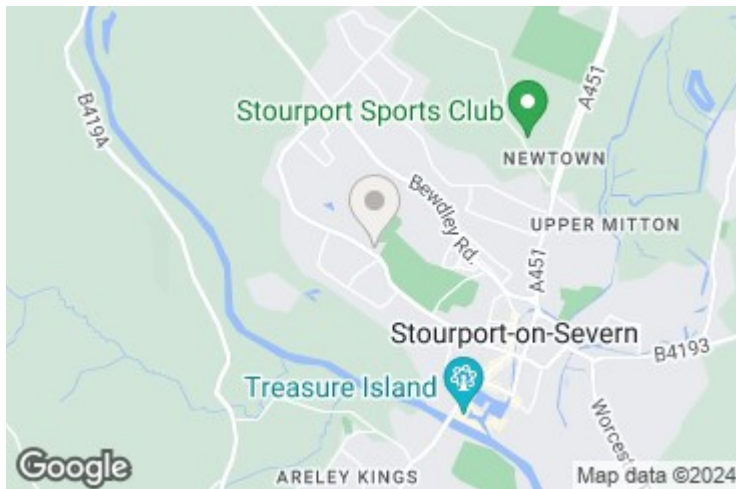
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Disclaimer

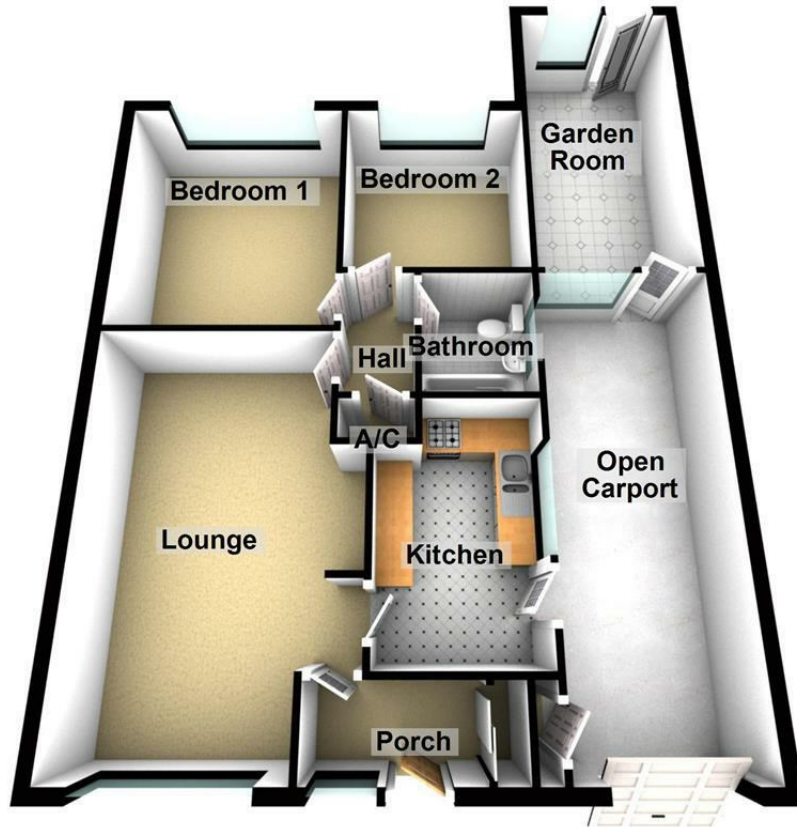
MISREPRESENTATION ACT - PROPERTY  
MISDESCRIPTONS ACT

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-12-02-2024



## Ground Floor



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 2002/91/EC	