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**3 Cotswold Avenue, Stourport-On-Severn, DY13 0BQ**

**REDUCED FOR A QUICK SALE!**

This well presented modern styled family home is positioned in this quiet and popular Areley Kings area which offers easy access to the local amenities including a Village Store, pharmacy, recreational park, in addition to road links leading to the Town Centre, Worcester, Kidderminster and Bewdley. The semi-detached house has been improved upon by the current owner with the accommodation being well presented and briefly comprising an open plan layout of lounge, diner and kitchen areas, plus utility with w/c and office to the ground floor, three bedrooms and bathroom to the first floor. Benefitting further off road parking, double glazing, rear garden and gas central heating. Internal inspection is essential to fully appreciate the accommodation on offer.

EPC band D.  
Council Tax Band C.

**Offers Around £260,000**



### 3 Cotswold Avenue, Stourport-On-Severn, , DY13 0BQ

#### Entrance Door

Opening to the hall.

#### Hall

Having a double glazed window to the side and door to the office and walkthrough to the kitchen area.

#### Office

8'2" x 7'6" (2.50m x 2.30m)



A versatile room offering uses such as a office, dining room or additional sitting room, having a double glazed window to the front, radiator and exposed timber beams.

#### Open Plan Living Area



A modern layout having kitchen, dining and living areas and stairs to the first floor landing.

#### Kitchen Area

10'9" x 10'9" (3.30m x 3.30m)



Fitted with wall and base units having a complementary work surface over and matching Island with inset stainless steel 'Belfast' sink unit with mixer tap, 'pop-up' multi socket and breakfast bar. Rangemaster cooker with hood over, inset spot lights, plinth lighting, double glazed window to the front, vertical radiator, door to the utility and open to the living and dining areas.





## 3 Cotswold Avenue, Stourport-On-Severn, , DY13 0BQ

### Living & Dining Area

19'0" x 11'5" (5.80m x 3.50m)



Having beautiful bi-fold doors opening to the rear garden, inset spot lights, modern radiator and coving to the ceiling.

### Living Area



### Dining Area



### Outlook



### Utility & W/C



Having base units with worksurface over, plumbing for washing machine, radiator and double glazed window to the side. Plus the great benefit of a w/c and wash basin.

### First Floor Landing

Having a double glazed window to the side, loft hatch, inset spot lights and doors to all bedrooms and bathroom.



## 3 Cotswold Avenue, Stourport-On-Severn, , DY13 0BQ

### Bedroom One

14'9" x 8'10" (4.50m x 2.70m)



Having a double glazed window to the rear and radiator.

### Bedroom Three

8'10" x 7'10" (2.70m x 2.40m)



Having a double glazed window to the front and radiator.

### Bedroom Two

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



Having a double glazed window to the rear and radiator.

### Bathroom



Fitted with a white suite comprising a bath with shower attachment to the taps and screen over, pedestal wash basin, w/c, tiled walls, heated towel rail, spot lights and double glazed window to the front.

### Outside

Gravelled driveway provides off road parking and gated side access.



## 3 Cotswold Avenue, Stourport-On-Severn, , DY13 0BQ

### Rear Garden



Having a patio area spanning the width of the property, with steps leading to the lawn.



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

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-160224-V1.0



### Council Tax

Wyre Forest DC - Band C.

### 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.

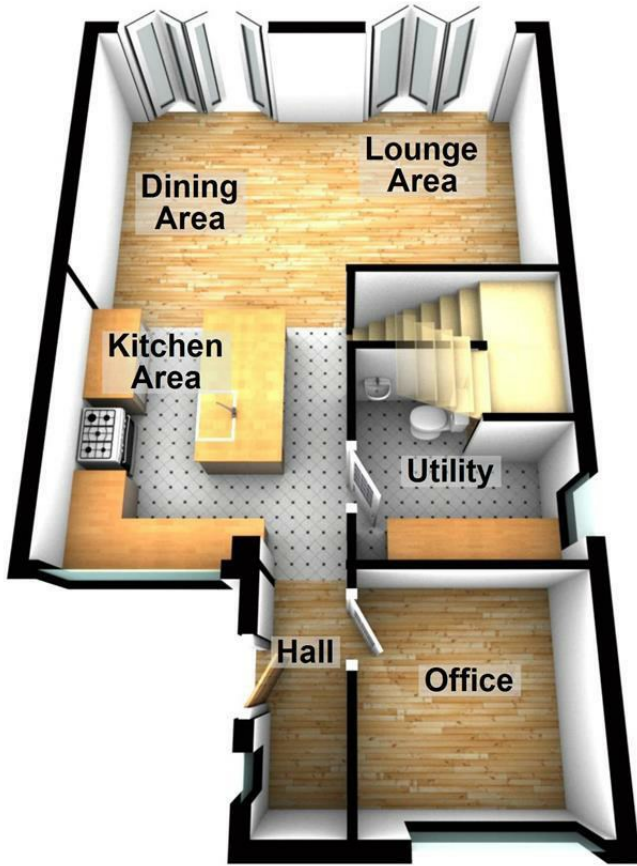
### Fixtures & Fittings

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.

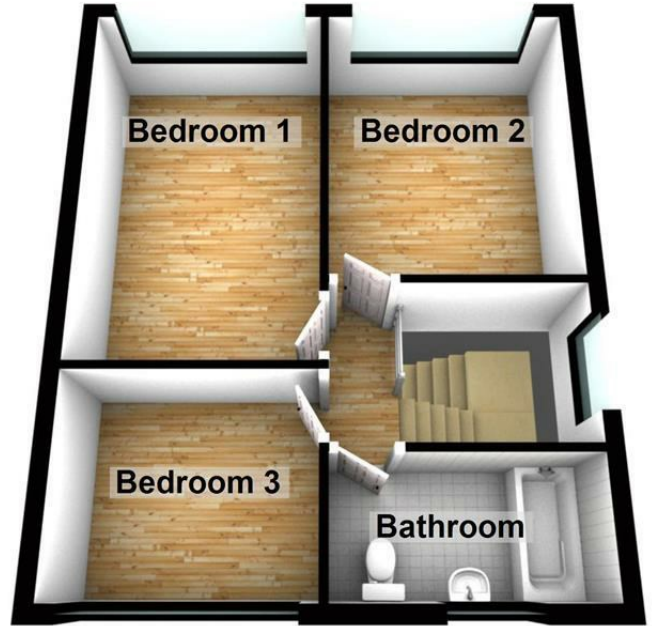
### MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers

### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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	