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## 167 The Grove, Stourport-On-Severn, DY13 9NE

\*\*\* DRAFT DETAILS, AWAITING APPROVAL \*\*\*

This versatile semi-detached bungalow has been extended to the side and front to offer a fabulous flexible layout, being immaculately presented and situated within this quiet cul-de-sac of this popular residential location on the Hartlebury side of Stourport and offers easy access to the main road networks, leading to the Town Centre and Kidderminster, in addition to Hartlebury Common for those with dogs or enjoy walks. Having been well cared for by the current owners the internal accommodation briefly comprises a living room, versatile dining room (could be used as an office or third bedroom), breakfast kitchen plus utility area, shower room and two bedrooms. Benefitting further from gas central heating, rear and side garden, off road parking and garage. Internal inspection is essential to fully appreciate the property and location on offer.

EPC band D.  
Council Tax Band C.

**Offers Around £290,000**



## 167 The Grove, Stourport-On-Severn, , DY13 9NE

### Entrance Door

Accessed via a covered entrance porch with door opening to the hall.

### Hall

Having doors to the living room, dining room, breakfast kitchen, bedrooms one and two, shower room, plus loft hatch, two radiators, storage cupboard and door to the garage.

### Living Room

15'5" x 11'9" (4.70m x 3.60m)



Having a double glazed bay to the rear with double doors opening to the rear garden, coving to the ceiling, radiator and double doors to the dining room.



### Dining Room / Bed 3

13'1" x 9'2" (4.00m x 2.80m)



A versatile room meeting variety of uses such as a dining room, office or potential third bedroom, having a double glazed double doors with side panels opening to the rear garden, double glazed window to the side, inset spot lights and radiator.

### Breakfast Kitchen

16'0" x 9'10" (4.90m x 3.00m)



Fitted with wall and base units with complementary work surface over, one and half bowl sink unit with mixer tap, 'Rangemaster' over and hood over, integrated dishwasher, space for domestic appliance, tiled splashbacks, radiator, double glazed window to the front and archway to the utility.



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## Utility Area

Having worktops, space for under counter appliance, tiled splash backs, plumbing for washing machine, double glazed window to the front and door to the side.

## Bedroom One

12'9" x 10'9" (3.90m x 3.30m)



Having a double glazed window to the rear and radiator.

## Bedroom Two

10'9" x 9'6" (3.30m x 2.90m)



Having a double glazed window to the front, radiator and built in wardrobes.

## Shower Room



Fitted with a shower enclosure with panelled surround, base units with worktop over and inset wash basin, w/c with concealed cistern, heated towel rail, inset spot lights, extractor fan and obscured window to the utility.



**Outside**



**Garage**

Having a window and door to the side and up and over door to the front.

**Rear Garden**



With a patio area leading to the lawn and gated rear access to a right of way and a further garden area.

**Side Garden**



**Council Tax**

Wyre Forest DC - Band .

**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.

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### 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  
MISDESCRIPTONS ACT

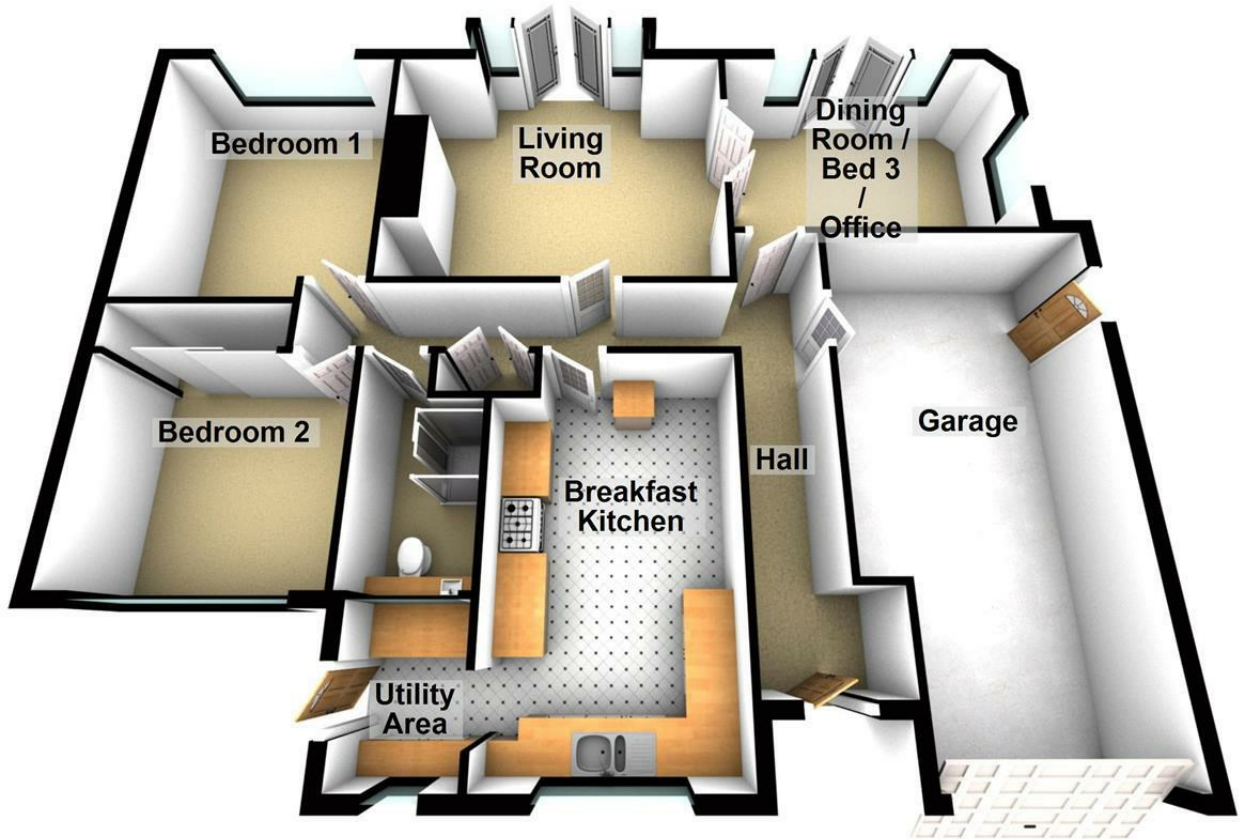
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RF-190224-V1.0





## 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>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	