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16a Sutton Park Road, Kidderminster, Worcestershire, DY11 6LD

We are delighted to offer For Sale this semi detached bungalow situated in this elevated position within this popular residential location in Kidderminster. Ideally positioned for Kidderminster Town centre and its amenities and main road networks. The accommodation requires upgrading and comprises of a lounge, kitchen, two bedrooms, bathroom and garden room. The property benefits further from a gas central heating system, double glazing, off road parking, garage, front and rear gardens. Available with No Upward Chain. Viewing by appointment only.

Epc Band Tbc
Council Tax Band c.

Offers Around £199,950

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Side Entrance Door

Opens in to the porch.

Porch

With door to the reception Hall.

Reception Hall

Being "L" Shaped having a loft access, radiator, doors to the lounge, kitchen, two bedrooms and bathroom.

Lounge

16'0" x 10'5" (4.9m x 3.2m)



Having a double glazed window to the front, fireplace with fire and a radiator.

Kitchen

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



Having wall and base cabinets with complimentary work surface over, single drainer sink unit with taps, wall mounted gas central heating boiler, space for domestic appliances and double glazed window to the front.

Bedroom One

12'9" x 10'5" (3.9m x 3.2m)



Having a double glazed window to the rear, radiator and airing cupboard.

Bedroom Two

11'9" x 9'6" (3.6m x 2.9m)



Having double glazed sliding patio door to the rear giving access to the garden room and a radiator.

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Bathroom

6'2" x 5'6" (1.9m x 1.7m)



Having a panel bath with shower and screen over, pedestal wash hand basin, W/C, tiled walls, tiled flooring, radiator and double glazed window to the side.

Outside



Garage

16'4" x 10'5" (5.0m x 3.2m)



Having double doors to the front.

Garden Room



Having a brick base with paved flooring, double glazed windows to the side and rear with a double glazed door to the side giving access to the garden.

Rear Garden



Tenure - Not Verified

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

Council Tax

Wyre Forest District Council - Band C.

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.

MONEY LAUNDERING REGULATIONS

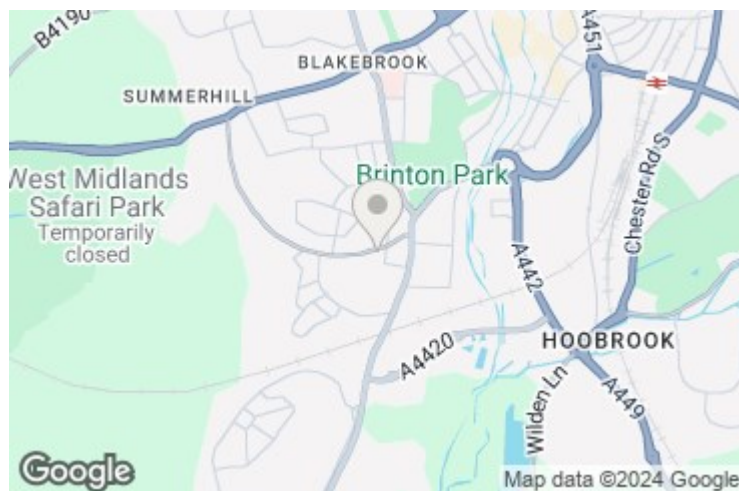
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

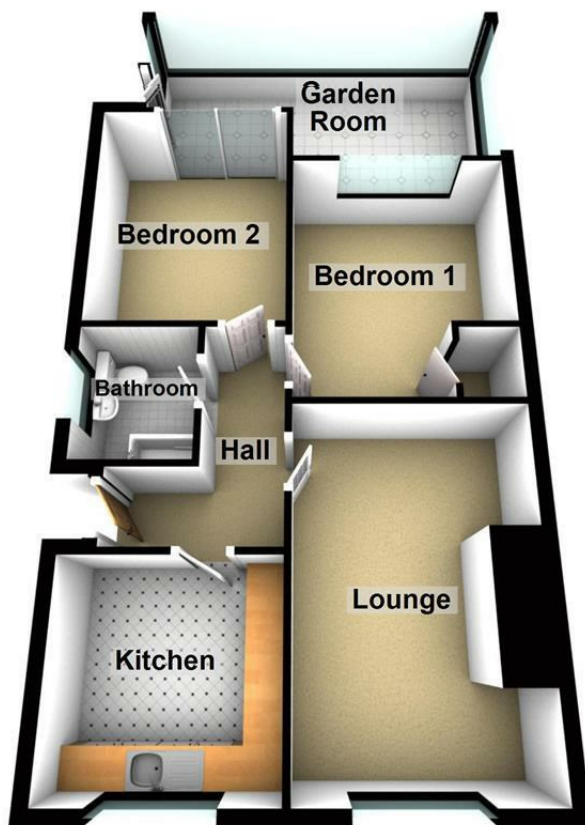
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-28/05/2024-V2



Ground Floor



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