

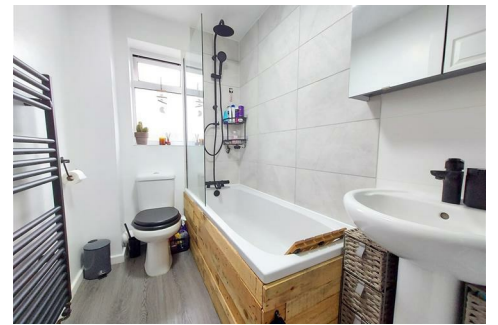


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**39 Wivelden Avenue, Stourport-On-Severn, Worcestershire, DY13 9JJ**

This mid-terraced house is situated on this established residential estate just off the Wilden Top Road and offers 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. Having been well cared for the property briefly comprises a living room and kitchen to the ground floor, two bedrooms and bathroom to the first floor. Benefitting further from double glazing, gas central heating, off road parking and rear garden. Early inspection is essential to avoid missing out.

EPC band C.  
Council Tax Band B.

**Offers Around £185,000**

## 39 Wivelden Avenue, Stourport-On-Severn, Worcestershire, DY13 9JJ

### Entrance Door

Opening to the living room.

### Living Room

13'9" x 11'9" inc. stairs (4.20m x 3.60m inc. stairs)



Having a double glazed box window to the front, radiator, stairs to the first floor landing and door to the kitchen.



### Refitted Kitchen

11'9" x 9'10" (3.60m x 3.00m)



The beautifully fitted kitchen comprises a range of wall and base units with complementary worksurface over and matching full height unit housing the wall mounted boiler and built in washing machine, one and a half bowl sink unit with infrared mixer tap, built in oven and induction hob with hood over, tiled splash back, radiator, breakfast bar, space for domestic appliance, double glazed window to the rear and door to the rear garden.



### First Floor Landing

Having a doors to the both bedrooms, bathroom, storage cupboard and loft hatch.

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## Bedroom One

10'2" x 8'6" (3.10m x 2.60m)



Having a double glazed window to the front, two built in wardrobes, storage cupboard, coving to the ceiling and radiator.

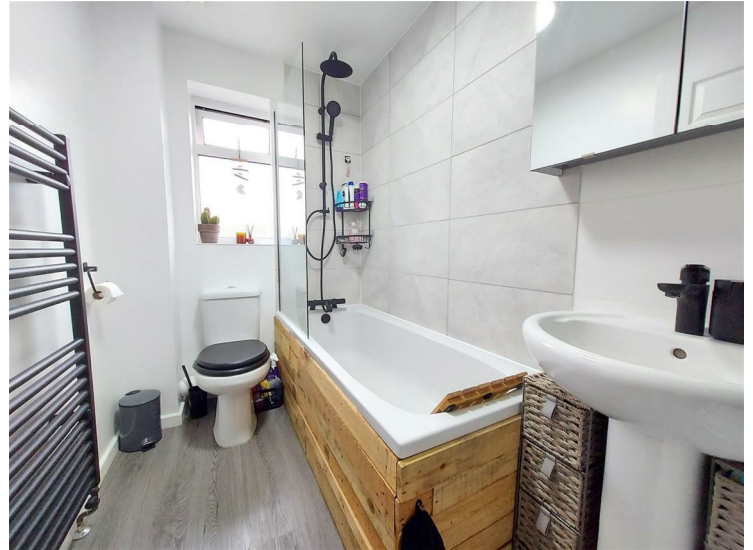
## Bedroom Two

10'5" x 6'6" max (3.20m x 2.00m max)



Having a double glazed window to the rear and radiator.

## Bathroom



Having a bath with shower and screen over, pedestal wash basin, w/c, heated towel rail and double glazed window to the rear.

## Outside



Providing off road parking.

### Rear Garden



Being laid mainly to lawn with patio and gated rear access.

### Rear Elevation



### Local Area



### 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 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.

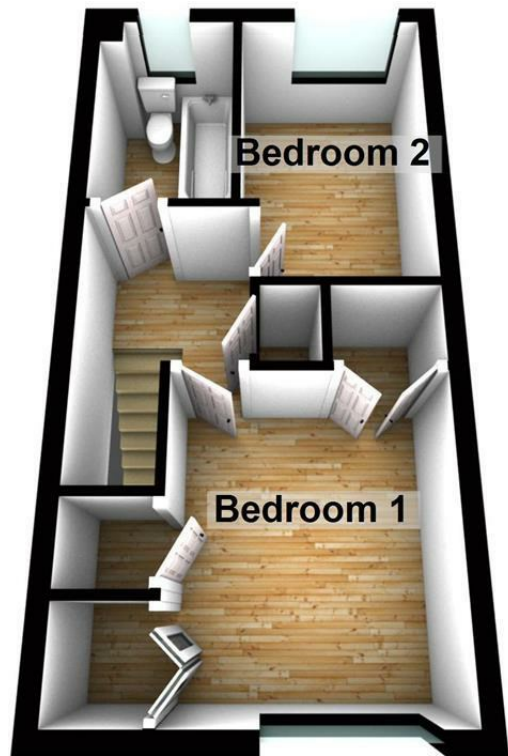
### RF-270424-V1.0



**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>		86
(69-80) <b>C</b>	69	
(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 