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## 2 Wilden Top Road, Stourport-On-Severn, Worcestershire, DY13 9JF

A magnificent example of a traditional semi-detached house presented to an incredibly high standard and offering flexible family accommodation within this highly popular location between Stourport on Severn and Hartlebury. Enjoying a semi-rural position the property still offers easy access to the main road networks linking to Stourport Town Centre, Kidderminster and Hartlebury, along with highly regarded Wilden All Saints CE and Hartlebury CofE Primary Schools, plus Hartlebury Common - great for those with dogs or enjoy walks.

Internal inspection is essential to fully appreciate the finish and flexibility of the accommodation on offer which briefly comprises a living room, dining room, family kitchen diner and utility to the ground floor, two bedrooms and bathroom to the first floor and loft bedroom with ensuite shower room. The property benefits further from rear garden with beautiful Garden Office Room, double glazing, gas central heating and parking. A visit to the property is essential to fully appreciate the property to its maximum, call today to avoid missing out.

EPC band E.  
Council Tax - Band C.

**Asking Price £375,000**

## 2 Wilden Top Road, Stourport-On-Severn, Worcestershire, DY13 9JF

### Entrance Door

Opening to the hall.

### Hall

With doors to the dining room and utility.

### Dining Room

13'1" max x 12'1" (4.00m max x 3.70m)



A versatile room situated within the heart of the house having doors leading to the family kitchen diner, inner hall, door with steps leading down to the cellar and benefiting from tiled flooring, ornate fire place, radiator, storage cupboard and double glazed window to the side.



### Inner Hall

Having stairs to the first floor, door to the living room and additional entrance door.

### Living Room

13'1" x 12'1" (4.00m x 3.70m)



With a double glazed sash bay window to the front, feature fireplace, radiator and coving to the ceiling.

### Family Kitchen Diner

22'3" x 9'10" max (6.80m x 3.00m max)



Accessed from the dining room and offering a modern twist within this traditional build.

**Dining Area**



With a feature log burner, tiled flooring, radiator and open to the kitchen area.



**Kitchen Area**



A beautifully fitted kitchen comprising range of wall and base units with complementary work surface over and inset sink unit with mixer tap, built in oven, microwave and gas hob with hood over, integrated fridge-freezer and dishwasher, double glazed double doors with side panels to the rear garden, double glazed window to the rear, inset spot lights and tiled flooring

**Utility**

7'2" x 4'3" (2.20m x 1.30m)



Fitted with a base unit with worksurface over, sink unit with mixer tap, plumbing for washing machine, w/c and heated towel rail.

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### Cellar

Accessed from the dining room with the steps leading down - the seller has informed us this has now been partial converted.

### First Floor Landing



Having doors to bedrooms two, three and the bathroom, coving to the ceiling and door with stairs leading to bedroom one.

### Bedroom Two

13'1" x 11'9" (4.00m x 3.60m)



Having a double glazed sash window to the front, radiator, ornate feature fireplace and coving to the ceiling.

### Bedroom Three

10'2" x 10'2" max, 9'2" min (3.10m x 3.10m max, 2.80m min)



Having a double glazed window to the side and radiator.

### Bathroom

8'10" x 8'6" inc. storage cpd (2.70m x 2.60m inc. storage cpd)



Fitted with a bath having a shower and screen over with a tiled surround, pedestal wash basin, w/c, storage cupboard, part tongue & groove panelling to the walls, radiator, tiled flooring and double glazed window to the side,

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### Bedroom One

24'11" max\* x 13'1" max, 8'2" min\* (7.60m max\* x 4.00m max, 2.50m min\*)



Light and spacious room offering a double glazed window to the side, two skylights, radiator and door to the ensuite shower room.  
\* Limited head height.

### Ensuite Shower Room



Fitted with a white suite comprising a shower enclosure, pedestal wash basin and w/c, plus radiator.



### Outside



**Rear Garden**

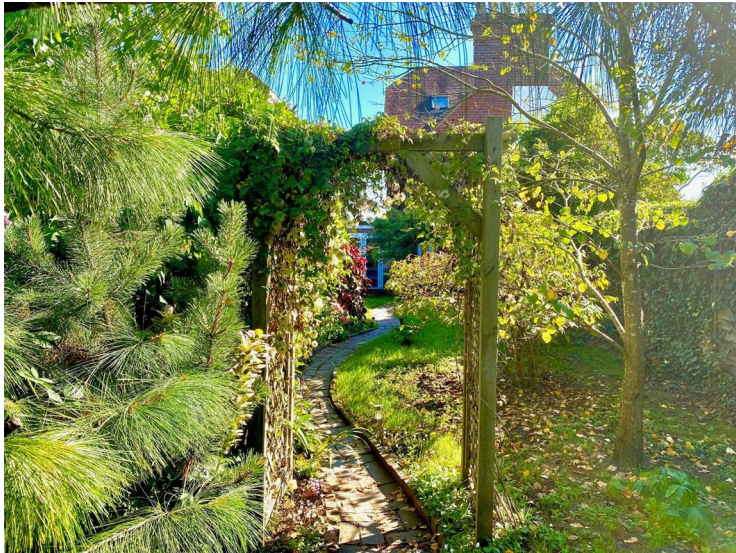


A maturing offering having a patio area to the rear of the property with pathway leading to the garden office / Hideaway

**Interior**



**Interior Shower Room**



**Rear Parking**



**Garden Office / Hideaway**



A enviable garden room currently set up to offer a bedsit style room with reception area, kitchenette and a shower room.

We understand accessed is granted and allowed via a payable licence, the seller will be able to provide more information to interested parties. Please be advised we have not sought legal clarification on the rear access to the property and advise any

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potential buyers to seek the advice of their solicitor in relation to this.

### Council Tax Band

Wyre Forest DC - 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.

### 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

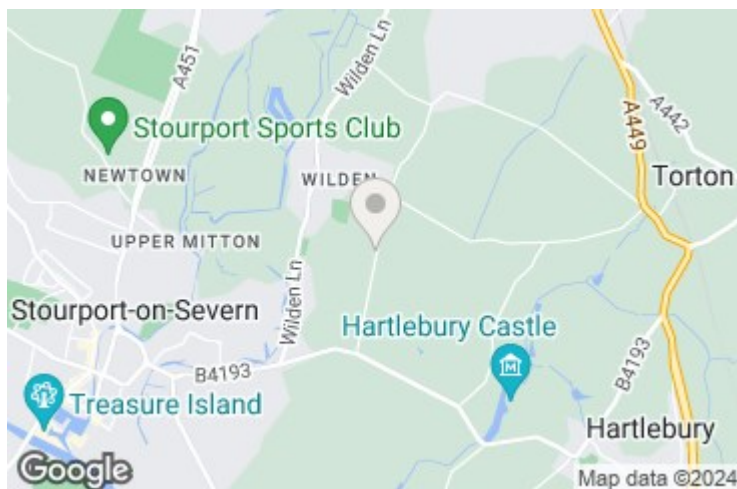
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

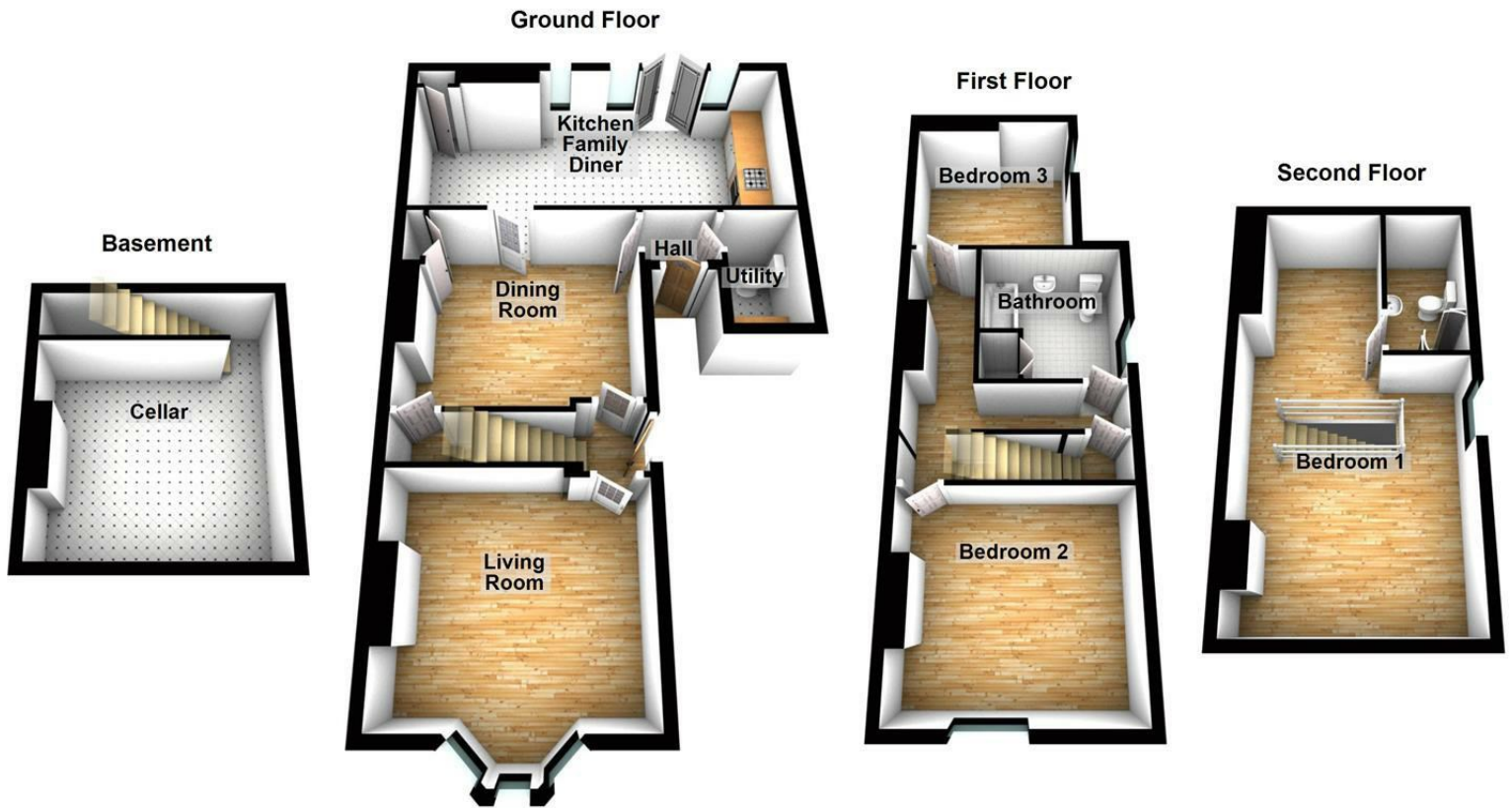
### Disclaimer

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-030524-V1.0





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>	52	
(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	