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## **28 Ryvere Close, Stourport-On-Severn, DY13 0AT**

This terraced house would make an ideal first time buy or buy-to-let property and situated upon this established residential area of Stourport with the location giving access to main road networks leading to the Town Centre, Bewdley and Worcester, plus amenities located close by in Areley Kings of a Coop 'Village' Store with post office, plus a pharmacy and recreational park. The interior briefly comprises an entrance hall, kitchen, cloakroom and lounge diner to the ground floor, plus three bedrooms and bathroom to the first floor landing. Benefiting further from double glazing, gas central heating system, rear garden and parking area. Call today to book your viewing,

EPC band TBC.  
Council Tax Band A.

**Offers Around £187,500**



## 28 Ryvere Close, Stourport-On-Severn, , DY13 0AT

### Entrance Door

Opening to the hall.

### Hall

Having an archway to the kitchen, stairs rising to the first floor landing with storage cupboard beneath, radiator and doors to the lounge diner and cloakroom.

### Kitchen

13'5" x 8'6" (4.10m x 2.60)



Fitted with wall and base units with complementary work surface over, one and a half bowl sink unit with mixer tap, space for domestic appliance, plumbing for washing machine, tiled splash backs, radiator, tiled flooring and double glazed window to the front.



### Cloakroom

Having a w/c, wash basin set to base unit, radiator, tiled flooring and double glazed window to the front.

### Lounge Diner

18'8" x 11'9" (5.70m x 3.60m)



Having double glazed double doors opening to the rear garden, double glazed window to the rear, radiator and coving to the ceiling.

### Lounge Area





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## Dining Area



## Outlook



## First Floor Landing

With doors to all bedrooms, bathroom, storage cupboard, airing cupboard and loft hatch.

## Bedroom One

13'9" x 8'6" (4.20m x 2.60m)



Having a double glazed window to the rear and radiator.

## Bedroom Two

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



Having a double glazed window to the rear and radiator.



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### Bedroom Three

11'5" max x 8'6" (3.50m max x 2.60m)



Having a double glazed window to the front and radiator.

### Bathroom



Fitted with a white suite comprising a bath with shower and screen over, base units with worktop over and inset wash basin plus w/c with concealed cistern, tiled walls, heated towel rail and double glazed window to the front.

### Outside



Set along a walkway behind a communal lawned area

### Rear Garden



Being generally low maintenance with a pergola.

### Rear Elevation



### Council tax

Wyre Forest DC - Council Tax Band A.

### 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.

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### 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

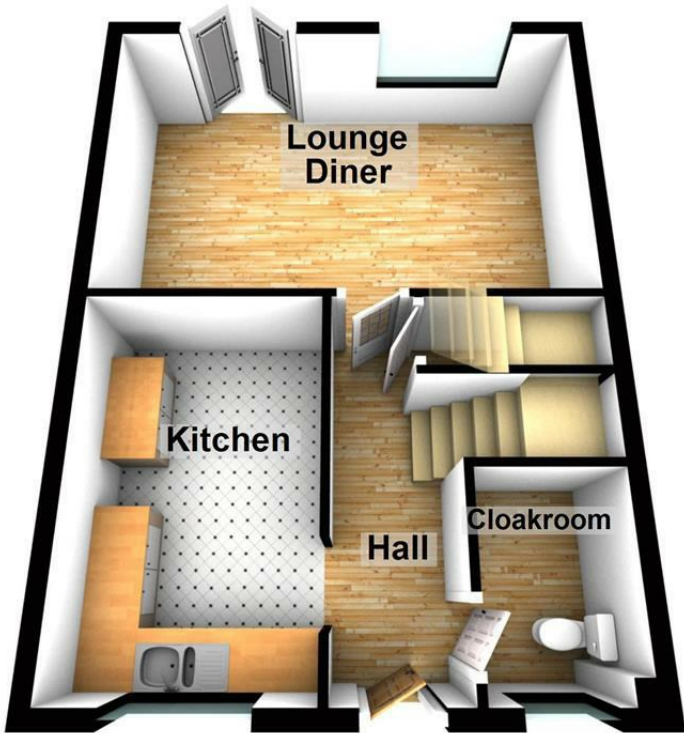
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

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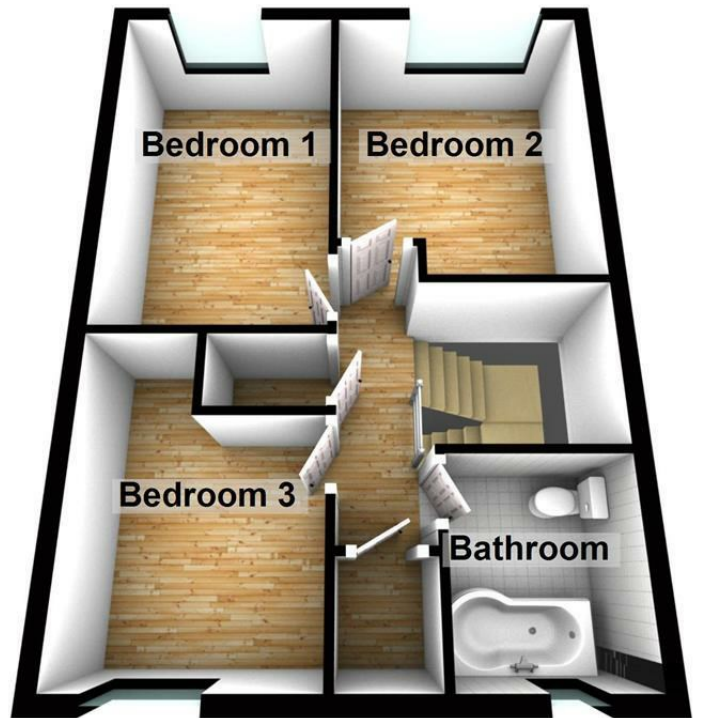




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(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 