

severn estates

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7 St. Johns Road, Stourport-On-Severn, Worcestershire, DY13 9DS

This semi-detached family home has been extended to the ground floor to offer versatile accommodation whilst being situated upon this popular residential location towards the edge of Stourport on Severn which offers incredibly easy access to the local amenities including Burlish Park Primary School and Stourport High School, main road networks leading to the Town Centre and Kidderminster, plus the canal for those who enjoy walks or with dogs. The property offers flexible family living space which briefly comprises a living room, spacious kitchen diner being open plan to a further versatile reception area and shower room to the ground floor, three good sized bedrooms and bathroom to the first floor. Benefiting further from double glazing, gas central, ample off road parking, storage garage and rear garden. Early inspection is essential to avoid missing out on this fabulous property.

EPC Band TBC.
Council Tax Band C.

Offers Over £265,000

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Entrance Door

With double glazed side panels and opening to the hall.

Hall

Having a door to the living room, walk-through to the family kitchen diner, radiator and stairs to the first floor landing with storage cupboard beneath.

Living Room

13'1" x 11'5" (4.00m x 3.50m)



Having a double glazed window to the front and radiator.

Family Kitchen Diner



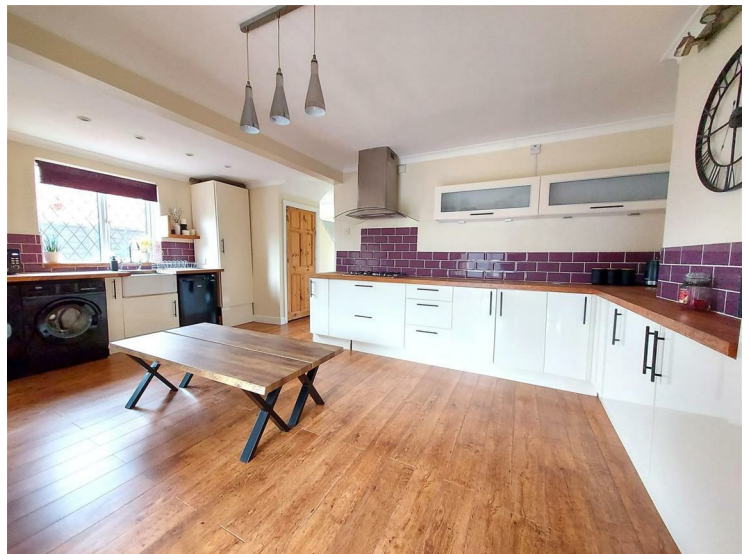
A flexible family layout having a kitchen diner and through to a reception area.

Kitchen Area

19'4" x 11'1" (5.90m x 3.40m)



Fitted with wall and base units having a complementary work surface over, built in mid-level oven and '5' burner hob with hood over, 'Butlers' style sink with mixer tap, plumbing for washing machine, space for under counter appliance, tiled splash backs, vertical radiator, double glazed window to the side, coving to the ceiling, open to the rear lobby and reception area.



Dining Area



Shower Room



Reception Area

11'1" x 8'10" (3.40m x 2.70m)



A versatile room currently used as an additional reception area, having a double glazed sliding patio door to the decked area of the rear garden, coving to the ceiling, radiator and door to the shower room.

Having been fully tiled and comprising a walk-in shower area with glass screen, w/c and wash basin set to vanity unit, heated towel rail, inset spot lights and double glazed window to the rear.

Rear Lobby

Having a door to the side.

First Floor Landing

Having a double glazed window to the side, doors to all bedrooms and bathroom plus loft hatch and radiator.

Bedroom One

14'1" x 10'2" (4.30m x 3.10m)



Having a double glazed window to the rear, radiator and coving to the ceiling.

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Bedroom Two

10'9" max, 9'10" min x 9'10" (3.30m max, 3.00m min x 3.00m)



Having two double glazed windows to the front, radiator, storage cupboard and coving to the ceiling.

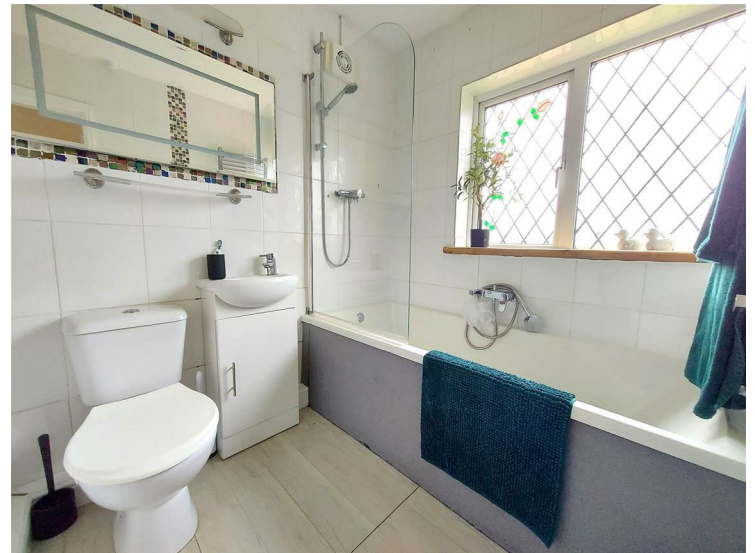
Bedroom Three

11'1" x 9'2" (3.40m x 2.80m)



Having a double glazed windows to the rear and side, radiator and coving to the ceiling.

Bathroom



Having a white suite comprising a bath with shower and screen over, wash basin set to vanity unit, w/c, part tiled walls, heated towel rail, storage cupboard and double glazed window to the front.

Outside



Storage Garage

With an up and over door to the front.

*Due to the limited width access to the garage, we recommend any interested party to make their own investigation as to adequate access for their purposes

Rear Garden



Council Tax

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.

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.

Fixtures & Fittings

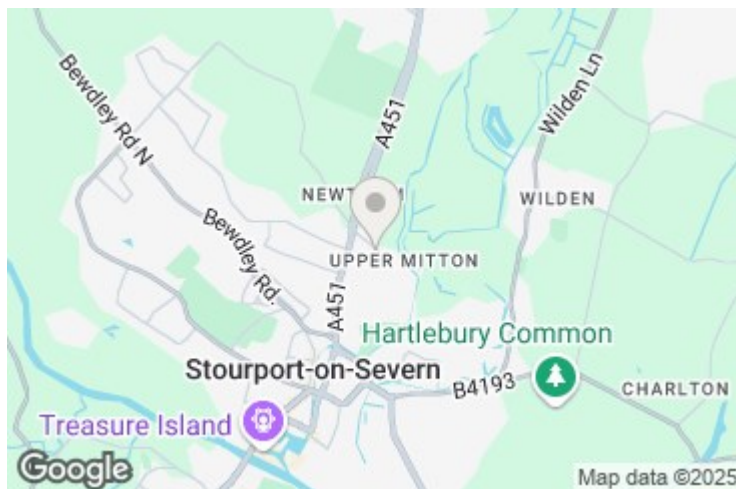
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

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-100524-V1.0



Ground Floor



First Floor



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