



40 High Street,
Stourport-on-Severn
Worcestershire DY13 8BS
Tel: 01299 826777
Fax: 01299 828686

2-4 Marlborough Street,
Kidderminster
Worcestershire DY10 1AY
Tel: 01562 748877
Fax: 01562 753489

www.severnstateagents.co.uk



90 Redstone Lane, Stourport-On-Severn, Worcestershire, DY13 0JG

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 of a Coop 'Village' Store with post office, pharmacy and recreational park. Having been well cared for the property briefly comprises a living room, rear hall and kitchen diner to the ground floor, three bedrooms and bathroom to the first floor. Benefitting further from double glazing, gas central heating and front and rear garden. Early inspection is essential to avoid missing out.

EPC Band C.
Council Tax Band B.

Offers Around £175,000

90 Redstone Lane, Stourport-On-Severn, Worcestershire, DY13 0JG

Entrance Door

Opening to the living room and fitted with a 5 star lock and handle.

Living Room

18'0" x 11'5" (5.50m x 3.50m)



With a double glazed window to the front, radiator and door to the rear hall.



Rear Hall

Having a door to the kitchen diner, stairs to the first floor landing with storage space beneath, radiator, and double glazed door opening to the rear garden and fitted with a 5 star lock and handle.

Kitchen

11'5" x 11'5" (3.50m x 3.50m)



Fitted with wall and base units having a complementary worksurface over, single drainer sink unit with mixer tap, built in oven and hob with hood over, tiled splash backs, plumbing for washing machine, space for domestic appliance, radiator, double glazed window to the rear and storage cupboard.



First Floor Landing

With doors to all bedrooms, bathroom and loft hatch.

90 Redstone Lane, Stourport-On-Severn, Worcestershire, DY13 0JG

Bedroom One

11'9" x 11'5" (3.60m x 3.50m)



Having a double glazed window to the rear and radiator.

Bedroom Three

8'2" x 8'2" (2.50m x 2.50m)



Having a double glazed window to the front and radiator.

Bedroom Two

11'5" x 9'6" (3.50m x 2.90m)



Having a double glazed window to the front and radiator.

Bathroom



Fitted with a white suite comprising a bath with a recently installed Mira shower over, w/c, pedestal wash basin, part tiled walls, radiator and double glazed window to the rear.

90 Redstone Lane, Stourport-On-Severn, Worcestershire, DY13 0JG

Outside



With a gravelled area and path leading to the lawn with access to the entrance door.

* Please note there is no lowered/dropped kerb.

Rear Garden



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-120624-V1.0



Agents Note

The vendor has informed us that under his ownership he has maintained the Gas service, conducted an EICR check and the property has been a smoke and pet free home.

Council Tax

Wyre Forest DC - Band B.

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.

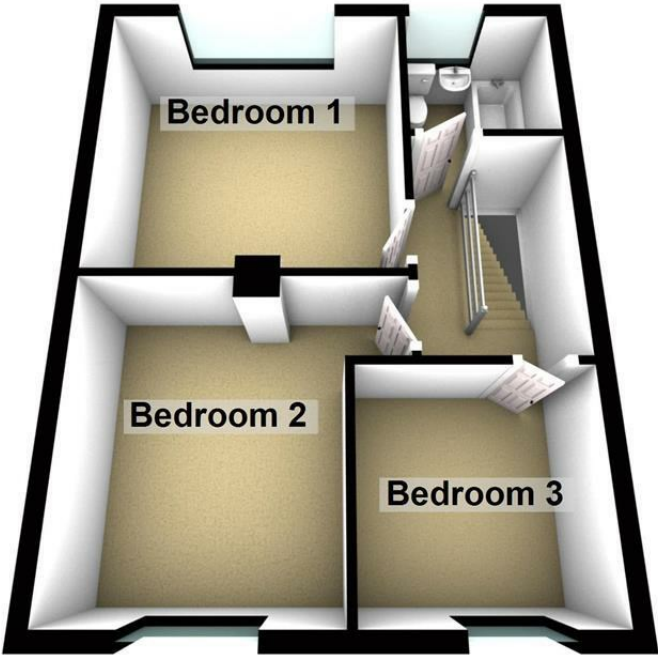
Tenure - Not Verified

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

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	72	
(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	