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

This traditional semi-detached house offers flexible family accommodation within this highly popular location between Stourport on Severn and Hartlebury. Enjoying a semi-rural position the property 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 Haretlbury CofE Primary Schools, plus Hartlebury Common - great for those with dogs or enjoy walks. The internal accommodation briefly comprises a living room, dining room, kitchen and utility / lobby with W/C to the ground floor, bedroom, dressing room / occasional bedroom and bathroom to the first floor and a further loft bedroom. The property benefits further from a substantial rear garage, rear garden, majority double glazing and gas central heating.

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.

Offers Around £355,000

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Entrance Door

Opening to the hall.

Hall

With stairs to the first floor landing and doors to the living room and dining room.

Living Room

14'5" max into bay x 13'1" max (4.40m max into bay x 4.00m max)



Having a double glazed sash bay window to the front, radiator, feature gas fire with surround and picture rail.

Dining Room

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



Having a double glazed sash window to the side, feature log burner inset to chimney breast, picture rail, coving to the ceiling, radiator and doors to the cellar and kitchen.



Log Burner



Kitchen

10'5" x 10'2" (3.20m x 3.10m)



Fitted with wall and base units having a worksurface over, single drainer sink unit with mixer tap, space for domestic appliance,

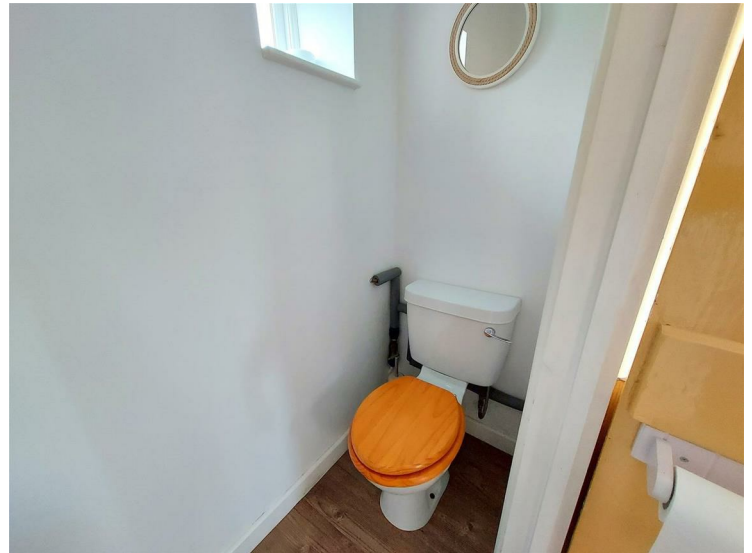
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tiled splash backs, space for slimline dishwasher, single glazed window to the rear, radiator and door and window to the utility



W/C

Utility / Lobby



Having a w/c and double glazed window to the rear.

First Floor Landing

Having double glazed windows to the front, side and rear, single drainer sink unit with mixer tap set to base unit, plumbing for washing machine, door to the W/C and doors to the front and rear garden.

With doors to the bedroom, dressing room / occasional bedrooms and bathroom, radiator and picture rail.

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Bedroom

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



Having a double glazed sash window to the front providing stunning views to the front, radiator and picture rail.

Dressing Room / Occasional Bedroom

11'9" x 8'10" (3.60m x 2.70m)



Having a double glazed sash window to the side, radiator, picture rail and door with stairs to the loft bedroom.



Bedroom View



Dressing Room / Occasional Bedroom View



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Bathroom

10'5" max x 10'2" max (3.20m max x 3.10m max)



Fitted with a bath, w/c, wash basin set to base unit, shower enclosure with tiled surround, part tiled walls, radiator, airing cupboard and double glazed window to the side.

Loft Bedroom

16'8" x 13'1" max (5.10m x 4.00m max)



Having a double glazed sash window to the side, radiator, loft hatch and storage to the eaves.

Loft Bedroom



Loft Bedroom View



Outside



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Outside



Rear Garden



Established gardens with door to the rear garage.

Rear Garden



Rear Garage

28'2" x 20'4" * (8.60m x 6.20m *)



A substantial garage having a rear access door to the garden and roller door to the front.

* Measurements are approximate.

** We understand access 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 potential buyers to seek the advice of their solicitor in relation to this.

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Wilden Top Road



Fixtures & Fittings

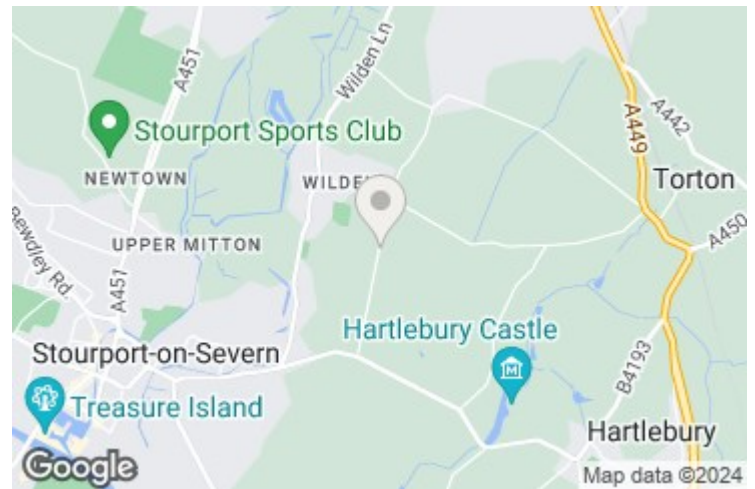
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

Disclaimer

MISREPRESENTATION ACT - PROPERTY 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-200624-V1.0



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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	