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## 10 Woodbury Road North, Stourport-On-Severn, DY13 8XL

This extended semi-detached house offers spacious living accommodation and situated upon this popular residential location which grants great access to the local Primary Schools and High School in addition to the main road networks leading to the town centre, Bewdley & Kidderminster, plus easy access to the Memorial Park. Having been well cared for by the current owners the property briefly comprises a living room, kitchen diner, conservatory, utility and cloakroom to the ground floor, four bedrooms, ensuite shower room and bathroom to the first floor. Benefitting further from double glazing, gas central heating, off road parking, garage and rear garden with Summer House.

Early inspection is essential to avoid missing out on this delightful family home.

EPC Band C.  
Council Tax Band C.

**Offers Around £299,950**

# 10 Woodbury Road North, Stourport-On-Severn, , DY13 8XL

## Entrance Door

Opening to the hall.

## Hall

With stairs to the first floor landing with storage cupboard beneath, radiator and doors to the living room and dining room.

## Living Room

13'9" max into bay x 10'9" (4.20m max into bay x 3.30m)



Having a double glazed square bay window to the front, radiator, coving to the ceiling and feature log burner.

## Kitchen Diner



## Dining Room

13'1" x 10'9" (4.00m x 3.30m)



Having a radiator, double glazed double doors opening to the conservatory, coving to the ceiling and open to the kitchen.

## Kitchen Area

9'10" x 5'6" (3.00m x 1.70)



Fitted with wall and base units with complementary work surface over, built in oven and hob with hood over, single drainer sink unit with mixer tap, double glazed window to the rear, tiled splash backs, integrated dishwasher and fridge,

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## Kitchen Diner & Conservatory



## Cloakroom



## Conservatory

10'9" x 8'2" (3.30m x 2.50m)



Having double glazed window to the side and rear and door opening to the rear garden.

## Utility

Having a worktop with plumbing for washing machine and space for domestic appliance beneath, door to the cloakroom and garage.

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

## First Floor Landing

Having doors to all bedrooms and bathroom plus loft hatch.

## Bedroom One

13'5" x 10'9" (4.10m x 3.30m)

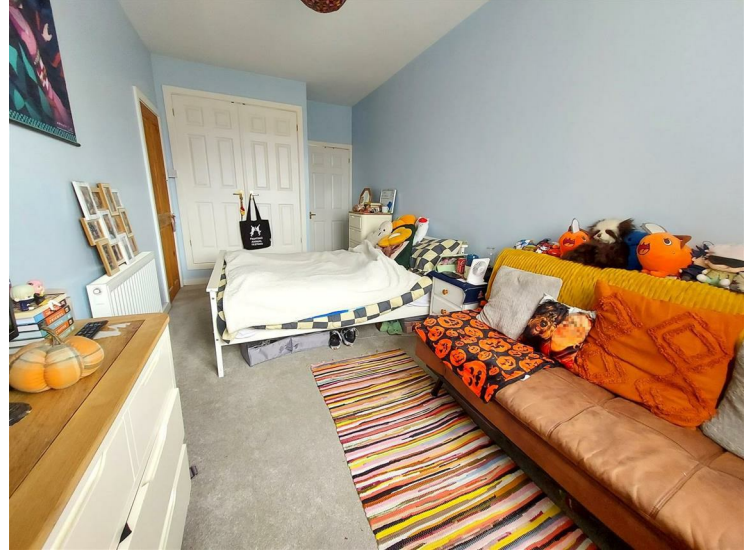


Having a double glazed window to the rear, radiator and coving to the ceiling.

## 10 Woodbury Road North, Stourport-On-Severn, , DY13 8XL

### Bedroom Two

13'9" max into bay x 10'5" (4.20m max into bay x 3.20m)



Having a double glazed square bay window to the front, radiator and coving to the ceiling.

### Bedroom Three

16'0" x 8'6" (4.90m x 2.60m)



Having a double glazed window to the front, radiator, built in wardrobe and door to the ensuite shower room.

### Ensuite Shower Room



Having a shower enclosure with panelled surround, w/c, pedestal wash basin, radiator and double glazed window to the rear.

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## Bedroom Four

8'2" x 6'6" (2.50m x 2.00m)



Having a double glazed window to the front and radiator.

## Bathroom



Fitted with suite comprising a shower bath with shower and screen over, w/c with concealed cistern, wash basin set to base unit, radiator with towel rail, part panelled walls and double glazed window to the rear.

## Outside



Having a gravelled frontage providing off road parking.

## Rear Garden



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## Rear Elevation



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.

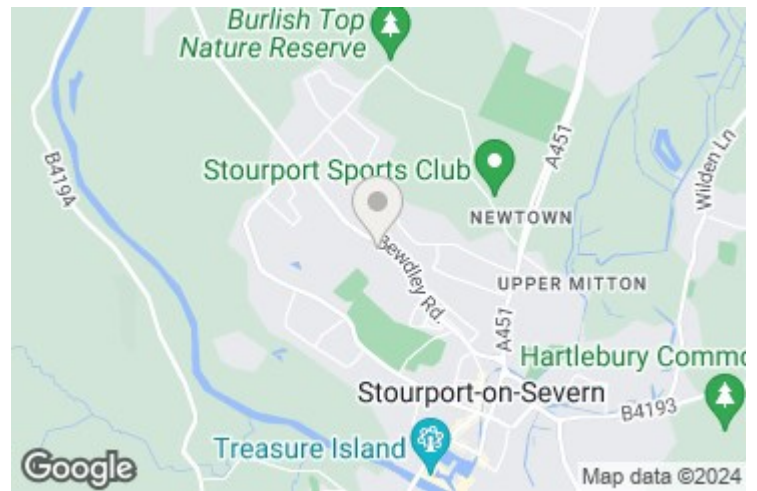
## Disclaimer

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-210624-V1.0

## Summer House



## Council Tax

Wyre Forest DC - Band C.\*

\* Improvement indicator marked as 'Yes'.

## 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.

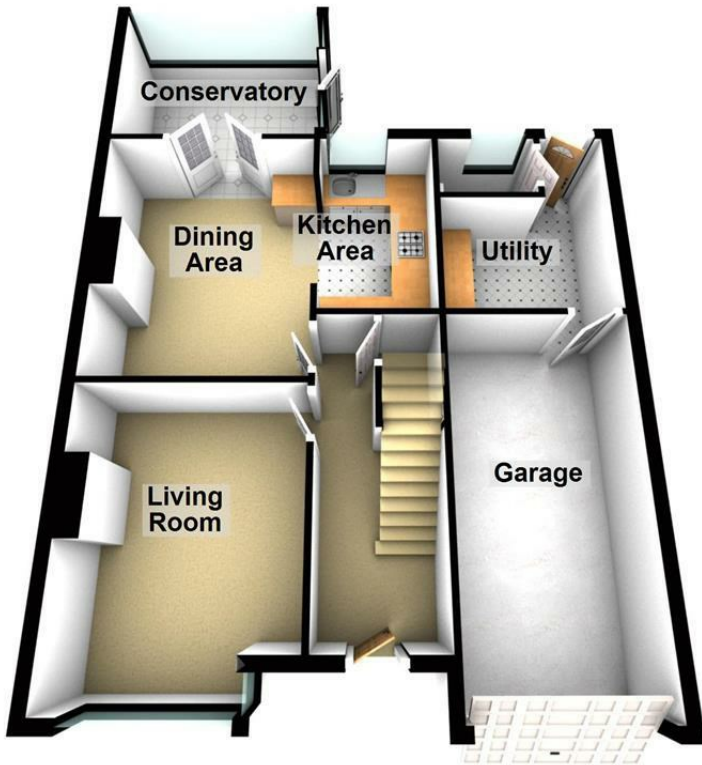
## Fixtures & Fittings

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

### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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	