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9 Oakhampton Road, Stourport-On-Severn, Worcestershire, DY13 0NR

This charming semi-detached house is offered For Sale with NO UPWARD CHAIN and sits along this quiet and popular residential cul-de-sac within the popular location of Areley Kings which offers great access to the local amenities including Coop 'Village' store, pharmacy, recreational park and road links leading to Worcester, Bewdley and the Town Centre. The property would benefit from some modernisation but offers a fantastic opportunity to create a wonderful family home which briefly comprises a living room, family kitchen diner, conservatory and cloakroom to the ground floor, two double bedrooms, nursery room and shower room to the first floor. Benefitting further from double glazing, gas central heating, off road parking and rear garden. Act fast to avoid missing out on this great opportunity.

EPC band TBC.
Council Tax Band C.

Offers Around £220,000

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Entrance Door

Opening to the hall.

Hall

With stairs to the first floor landing and doors to the living room, family kitchen diner and cloakroom.

Living Room

13'5" max into bay x 12'9" (4.10m max into bay x 3.90m)



Having a double glazed bay window to the front, radiator, electric fire with surround and coving to the ceiling.

Family Kitchen Diner



A superb space offering the opportunity to create a fabulous family kitchen diner.



Dining Area

19'0" x 9'10" max, 9'6" min (5.80m x 3.00m max, 2.90m min)



Having double doors with side panels opening to the conservatory, two radiators, double glazed window and door to the side, coving to the ceiling and open plan to the kitchen area.

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Kitchen Area

6'10" x 5'10" (2.10m x 1.80m)



Fitted with wall and base units with work surface over, one and a half bowl sink unit with mixer tap, plumbing for washing machine, space for domestic appliance, inset spot lights and double glazed window to the rear.

Conservatory

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



Having a brick base, double glazed windows to the side and rear, mirrored double glazed windows to the side and door to the rear garden.

Cloakroom



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

First Floor Landing

Having a double glazed window to the side, loft hatch and doors to all bedrooms and shower room.

Bedroom One

14'1" into bay x 10'9" to w/robe (4.30m into bay x 3.30m to w/robe)



Having a double glazed bay window to the front, radiator and fitted wardrobes with a variety of shelving, storage and hanging rails.

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Bedroom Two

12'9" x 9'10" (3.90m x 3.00m)



Having a double glazed window to the rear and radiator.

Nursery room

6'10" x 5'10" (2.10m x 1.80m)



Having a double glazed window to the rear.

Shower Room



Fitted with a shower enclosure with panelled surround, pedestal wash basin, w/c, heated towel rail and double glazed window to the front.

Outside



Having a gravelled frontage with side access.

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Rear Garden



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 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

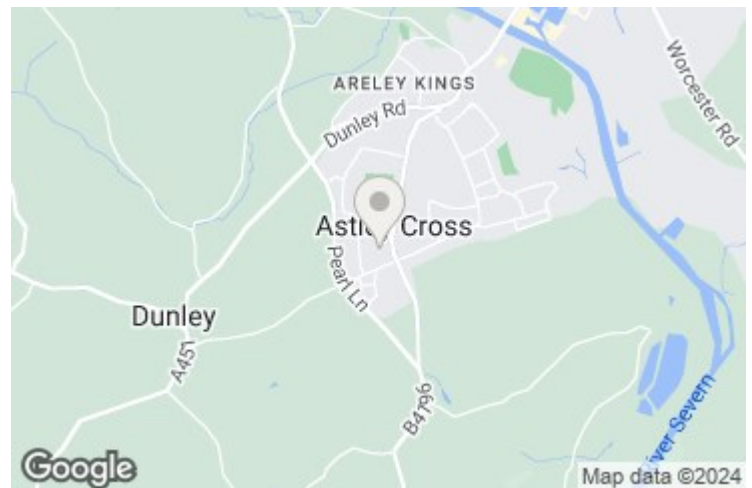
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

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.

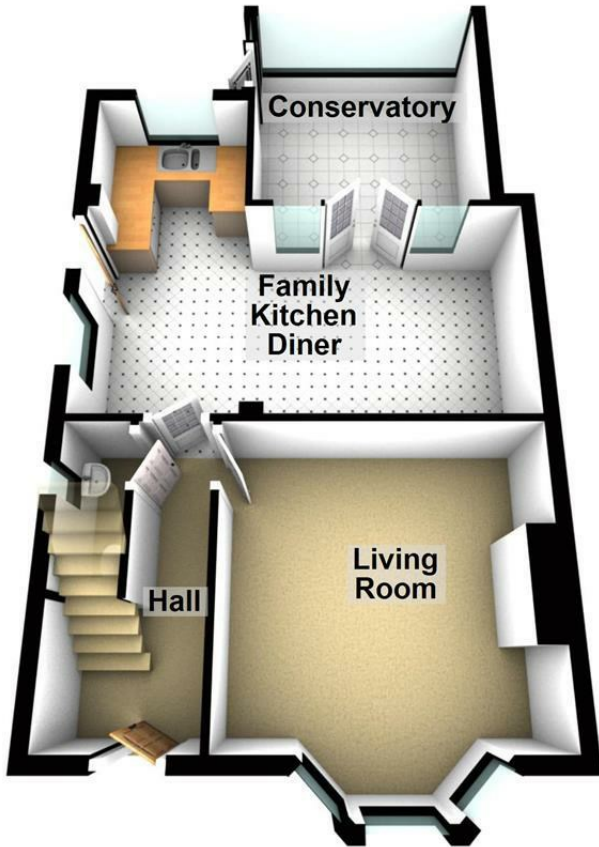
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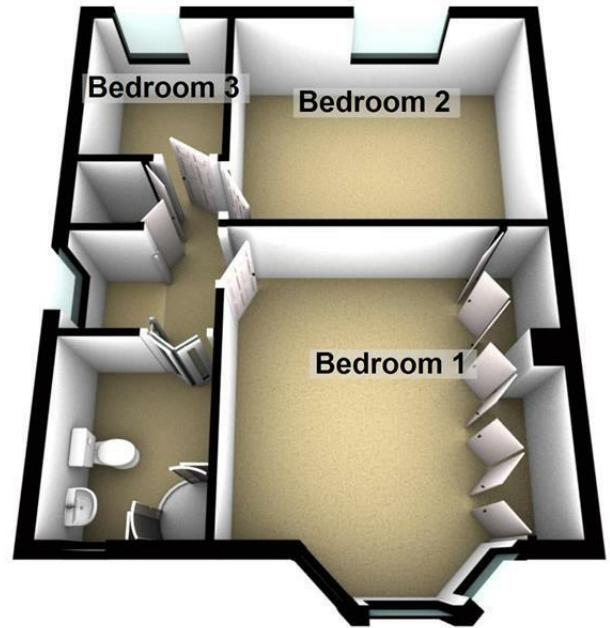
Council Tax

Wyre Forest DC - Band C.

Ground Floor



First Floor



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