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## 27 Cleeve Close, Stourport-On-Severn, DY13 0NY

This spacious family home is positioned to the start of this quiet walkway in a popular cul-de-sac location within Areley Kings and requires internal inspection to truly appreciate the size of the accommodation on offer and being situated in the popular Areley Kings area with local amenities including a Village Store, pharmacy, recreational park, in addition to road links leading to the Town Centre, Worcester, Kidderminster and Bewdley. The end terraced house offers flexible and versatile accommodation briefly comprising a lounge diner with additional reception room, office / bed four, kitchen and cloakroom to the ground floor, three bedrooms, bathroom, separate w/c to the first floor. Benefitting further from a new 'A' Gas Combi boiler (installed Jan '24), garage and rear garden.

EPC band TBC.  
Council Tax Band B.

**Offers Around £236,950**

## 27 Cleeve Close, Stourport-On-Severn, , DY13 0NY

### Entrance Door

Being located to the side and opening to the porch.

### Porch

Having a tiled flooring, radiator, double glazed windows to the side and rear and doors to the cloakroom and hall.

### Cloakroom



Having a wash basin, w/c, double glazed window to the front, tiled flooring and storage area.

### Hall



With stairs rising to the first floor landing, radiator, doors to the sitting room / office, kitchen and lounge diner.

### Office / Bed Four

10'2" x 9'2" (3.10m x 2.80m)



A versatile room currently utilised as a hobby room, but could be used as a office, dining room or ground floor bedroom, having a double glazed window to the front.

### Lounge Diner

20'11" x 10'9" max, 8'10" min (6.40m x 3.30m max, 2.70m min)



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### Lounge Area



Having a double glazed window to the front, radiator, feature gas fire and open to the dining area.

### Reception Room

9'6" x 8'2" (2.90m x 2.50m)



With double glazed sliding patio doors to the rear garden.

### Dining Area



Having a radiator and bi-folding double doors to the additional reception room.

### Kitchen

14'9" x 11'1" max, 9'2" min (4.50m x 3.40m max, 2.80m min)



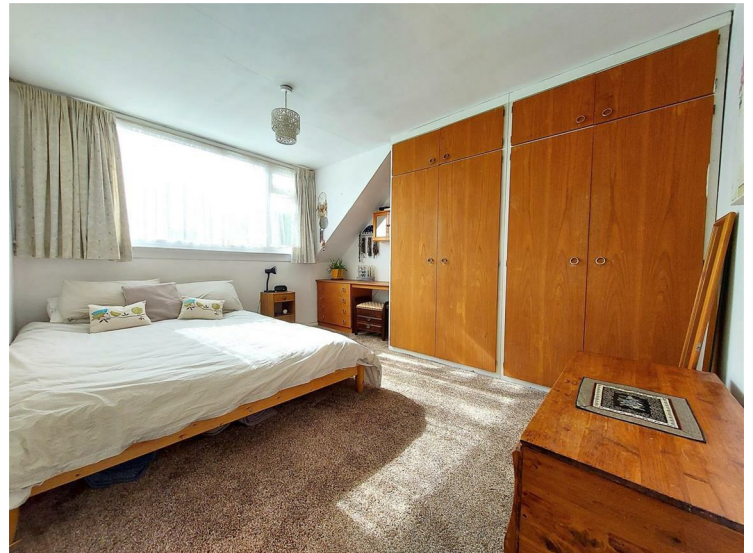
Fitted with wall and base units with complementary worksurface over, single drainer sink unit with mixer tap, space for domestic appliances, space for under counter appliance, plumbing for washing machine, double glazed window to the rear, radiator and door to the side.

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**Bedroom One**

13'1" x 11'1" \*inc w/robe (4.00m x 3.40m \*inc w/robe)



Having a double glazed window to the front and fitted wardrobe.



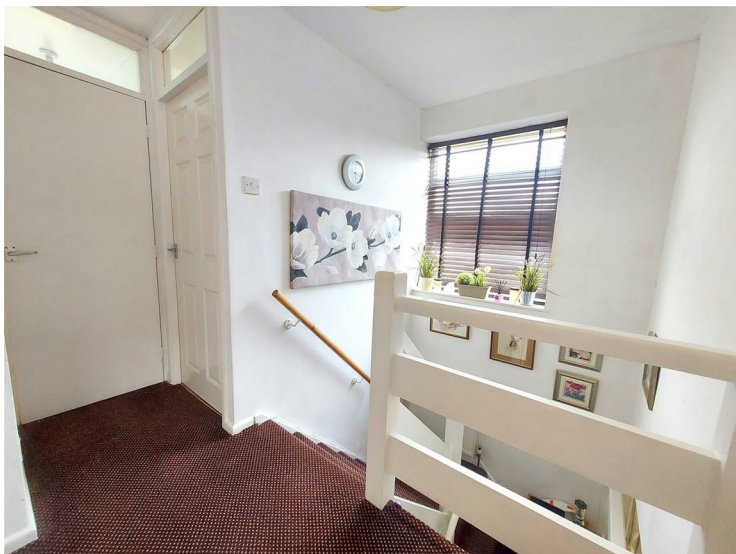
**Bedroom Two**

11'1" x 11'1" \*inc w/robe (3.40m x 3.40m \*inc w/robe)



Having a double glazed window to the rear and built in wardrobe.

**First Floor Landing**



Having a double glazed window to the side, radiator and doors to all bedrooms, bathroom and separate w/c.

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### Bedroom Three

9'10" x 9'2" (3.00m x 2.80m)



Having a double glazed window to the front.

### Separate W/C



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

### Bathroom



Fitted with a panelled bath with shower over, wash basin set to base unit, part tiled walls, radiator, airing cupboard and double glazed window to the rear.

### Outlook



### Outside



**Garage**



Located to the rear with up and over door.



**Rear Elevation**

**Rear Garden**



**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.

**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**

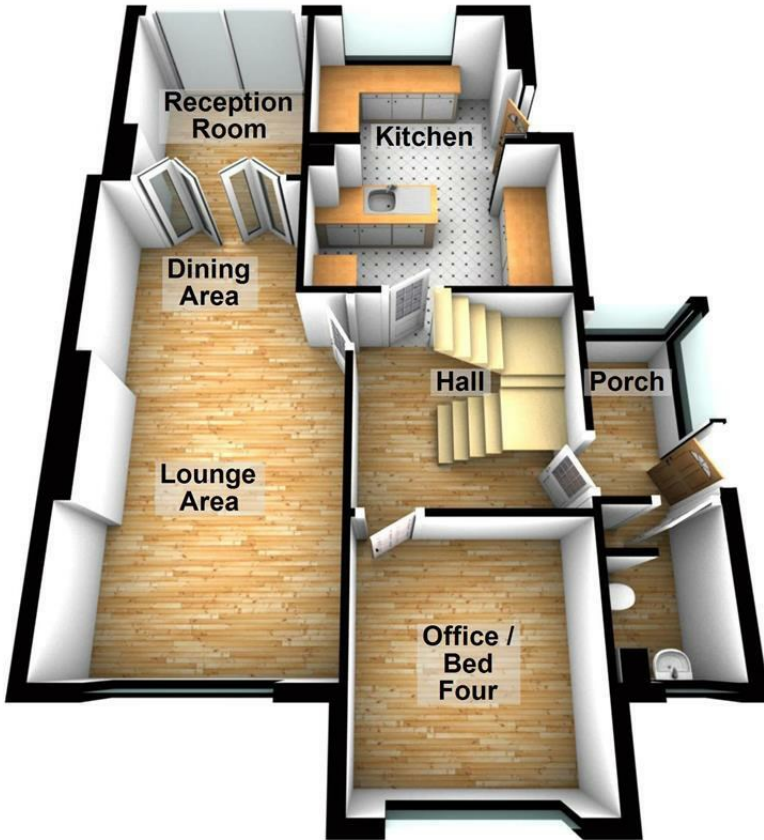
MISREPRESENTATION ACT - PROPERTY  
MISDESCRIPTIONS ACT

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-091123-V1.0**



### Ground Floor



### First Floor



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