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**28 Mill Road, Stourport-On-Severn, Worcestershire, DY13 9BG**

We are delighted to offer For Sale this semi detached bungalow situated within this popular residential estate. Requiring some upgrading this property is available with no upward chain. The extended accommodation comprises of a lounge / diner, kitchen, two bedrooms and bathroom. The property benefits further from a gas central heating system, double glazing, off road parking, front & rear gardens.

Book your viewing today to avoid missing out.

Epc Band Tbc

Council Tax Band C.

**Offers Around £210,000**

## 28 Mill Road, Stourport-On-Severn, Worcestershire, DY13 9BG

### Entrance Door

Being double glazed and opens into the reception hall.

### Reception Hall

Having a double glazed window to the side, access to the loft space, radiator, doors to the lounge / diner, two bedrooms, bathroom and storage cupboard.

### Extended Lounge

23'11" x 9'6" max 9'2" min (7.3m x 2.9m max 2.8m min)



Having a double glazed sliding patio door to the rear, feature fire surround with gas fire, two radiators, dado rail, coving to ceiling and door to the kitchen.

### Extended Lounge



### Extended Kitchen

13'5" x 8'6" max (4.1m x 2.6m max)



Fitted with a range of wall and base cabinets with complimentary work surface over, one and a half bowl sink unit with mixer tap, space for domestic appliances, wall mounted central heating boiler, part tiled walls, double glazed window and door to the rear.

### Extended Kitchen



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### Bedroom One

11'9" x 9'6" (3.6m x 2.9m)



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

### Bedroom Two

11'9" max 8'10" min x 9'6" (3.6m max 2.7m min x 2.9m)



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

### Bathroom

9'2" max x 5'6" (2.8m max x 1.7m)



Having a coloured suite comprising of a panel bath, pedestal wash hand basin, W/c, separate shower cubicle, tiled walls, tile effect laminate flooring, towel rail and double glazed window to the side.

### Outside

Having a lawn foregarden with driveway providing off road vehicular parking with gate to the rear garden.

### Rear Garden



Having a paved patio area with lawn, shed / summer house.

### Tenure - Not Verified

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

### 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.

### Council Tax

Wyre Forest District Council Band C.

### 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.

### 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.

### Disclaimer

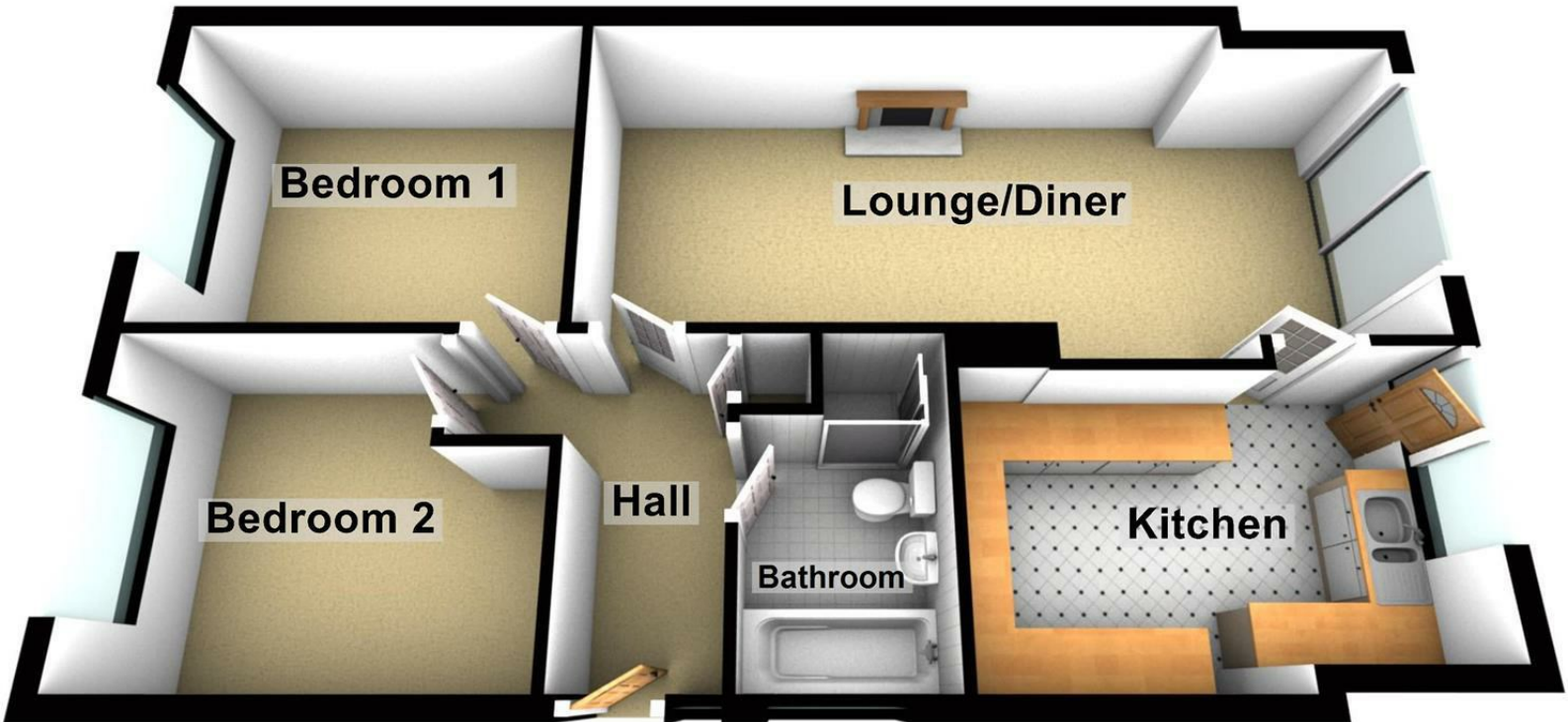
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

RP-24/04/2024-V1



## Ground 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	