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46 Manor Road, Stourport-On-Severn, Worcestershire, DY13 9DW

We are delighted to offer For Sale this semi detached property which is situated in this popular residential area which is within easy access of Stourport on Severn Town Centre and also giving access to the local canal tow path. The accommodation comprises of an entrance hall, lounge and kitchen to the ground floor, three bedrooms and bathroom to the first floor. The property benefits further from wood and Upvc double glazing, gas central heating and off road parking. Available with No Upward Chain.

Epc Band D.

Council Tax Band B.

Offers Around £250,000

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Entrance Door

Opens into the reception hall.

Reception Hall

19'8" x 7'6" (6.0m x 2.3m)



With doors to the rear garden, lounge and the kitchen.

Lounge

14'1" x 11'9" (4.3m x 3.6m)



Window to the front, feature open fire, radiator and door to the rear lobby.

Inner Lobby

With stairs to the first floor.

Kitchen

14'1" max 12'1" min x 10'5" (4.3m max 3.7m min x 3.2m)



Fitted with a range of base and wall and base cupboards with complimentary worksurface over, one and a half bowl inset sink unit, recess and plumbing for domestic appliance, part tiled walls, double glazed window to the rear and doors to the built in storage cupboard and rear lobby.

Kitchen



First Floor Landing

Access to loft space and doors to all rooms.

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Bedroom One

14'1" x 13'1" (4.3m x 4.0m)



Window to the front, fitted wardrobe and radiator.

Bedroom Three

10'2" x 6'10" (3.1m x 2.1m)



Double glazed windows to the front and radiator.

Bedroom Two

11'1" max 8'10" min x 11'1" (3.4m max 2.7m min x 3.4m)



Double glazed window to the rear, radiator, built in wardrobe and linen cupboard housing gas central heating boiler.

Bathroom

7'2" x 4'11" plus 8'2" x 3'7" (2.2m x 1.5m plus 2.5m x 1.1m)

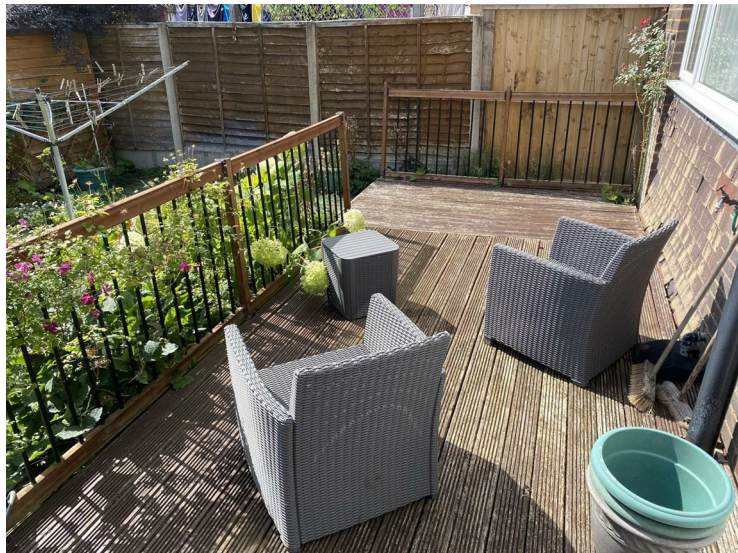


Having a built in bath with shower attachment, wash hand basin built into unit, WC, part tiled walls, radiator and double glazed windows to the rear.

Bathroom



Rear Garden



Rear Garden



Outside

There is a tarmacadam driveway to the front providing vehicular parking, side carport and gated access to the rear garden.

Rear Garden



Having a wooden decked patio area which leads to the artificial turf and flower borders.

Rear Elevation



Tenure - Not Verified

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

Council Tax

Wyre Forest District Council Band B.

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.

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

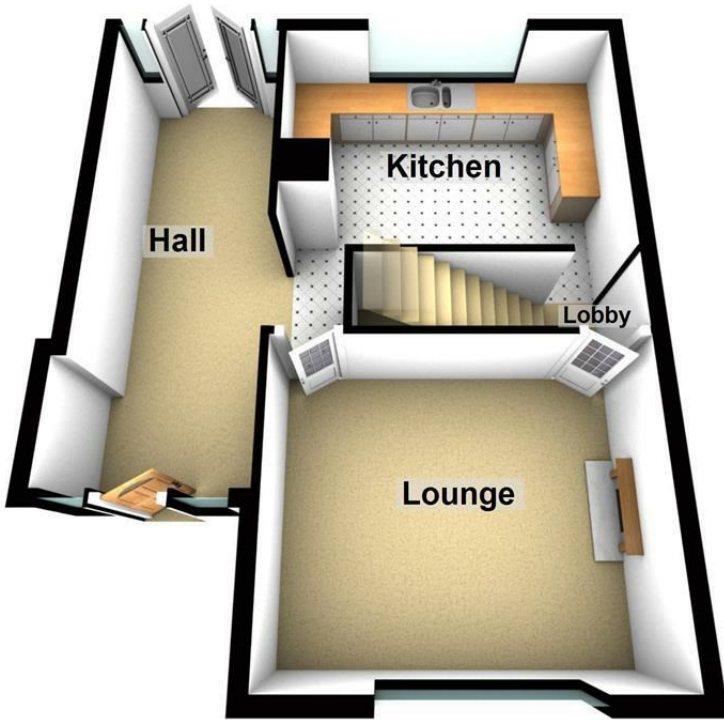
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

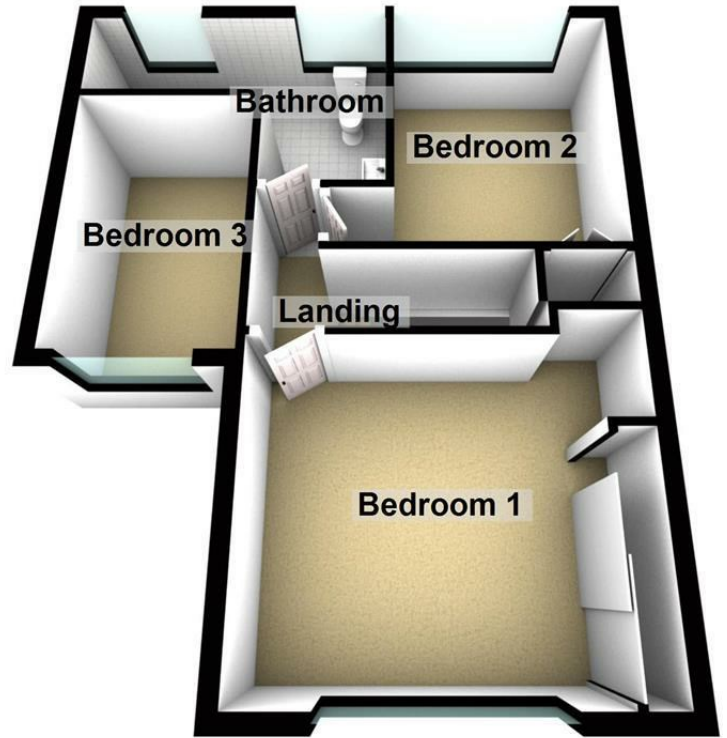
RP-07-08-2024-V2



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(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	