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22 Lickhill Road, Stourport-On-Severn, DY13 8SA

We are delighted to offer For Sale this extended traditional mid terraced property situated in the heart of Stourport on Severn Town Centre. The accommodation comprises of a lounge, kitchen and shower room to the ground floor, bedroom and office / play room to the first floor. The property benefits further from double glazing, off road parking and rear garden.

Council Tax Band A.

Epc Band E.

Offers Around £140,000

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Entrance Door

Being double glazed and opens into the porch.

Porch

4'11" x 3'3" (1.5m x 1.0m)

Having double glazed windows to the sides and a double glazed door opening into the lounge.

Lounge

12'1" max x 12'1" max (3.7m max x 3.7m max)



Having a double glazed window to the front, gas fire, wall cupboard housing the electric meter and door to the inner lobby.

Inner Lobby

Having staircase to the first floor, door to the shower room and the kitchen.

Kitchen

11'1" x 5'10" (3.4m x 1.8m)



Having wall and base cabinets with complimentary work surface over, single drainer sink unit with mixer tap, space for domestic appliance, plumbing for washing machine, part tiled walls, tiled flooring, double glazed window and door to the rear.

Shower Room

5'10" x 4'7" (1.8m x 1.4m)



Having a shower cubicle with a wall mounted Triton Shower, pedestal wash hand basin, W/C, extractor fan and electric heater

First Floor Landing

Having doors to bedroom and office / play room

Bedroom One

12'1" x 12'1" (3.7m x 3.7m)

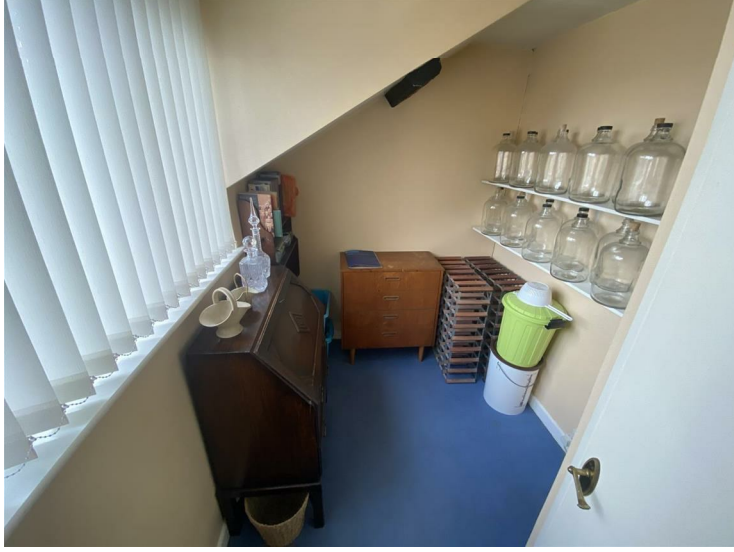


Having a double glazed window to the front, storage heater and door to the airing cupboard.

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Office / Play Room

8'10" max 5'10" min x 6'2" max 3'3" min (2.7m max 1.8m min x 1.9m max 1.0m min)



Having a double glazed window to the rear.

Outside

Outside

Rear Elevation



Rear Garden



Rear Garden



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 A

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

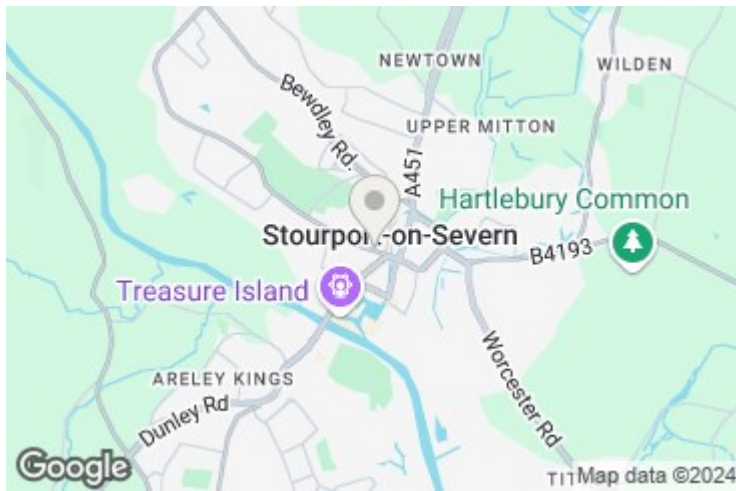
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

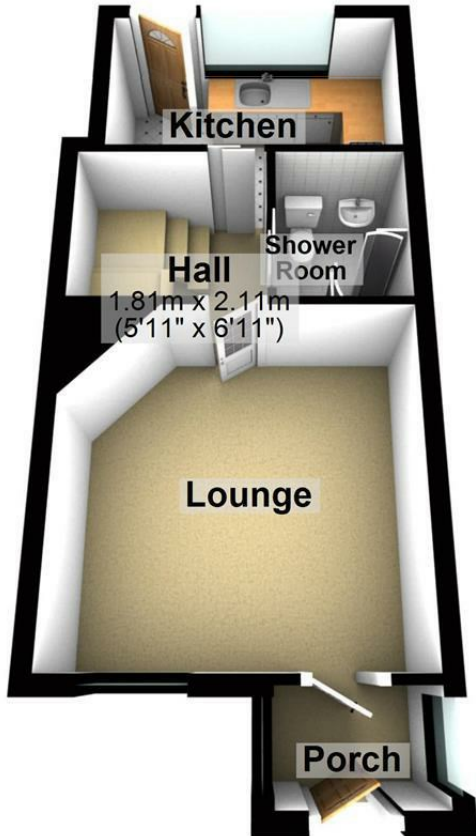
MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTONS ACT

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.

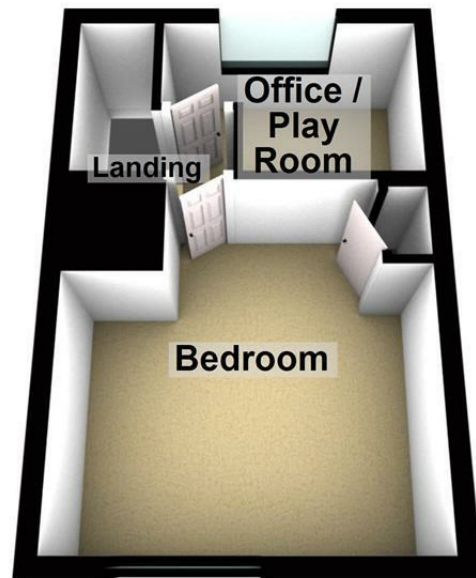
RP-05-09-2024-V1



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 