



25 The Slad, Stourport-On-Severn, Worcestershire, DY13 9JW

We are delighted to offer For Sale this semi-detached house which is situated within this established and popular estate known as Wilden Top, offering easy access to the highly regarded Wilden All Saints Primary School, Hartlebury common for those with dogs or enjoy countryside walks, plus the main road networks leading to Hartlebury, Stourport Town Centre, Kidderminster and Worcester. The accommodation briefly comprises a living room and kitchen diner to the ground floor, three bedrooms and bathroom to the first floor. The property benefits further from double glazing, gas central heating, off road parking and rear garden. Available with no upward chain.

EPC band TBC.
Council Tax Band B.

Offers Around £220,000

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Entrance Door

Door opens into the reception hall.

Reception Hall

Having staircase to the first floor landing, understairs storage, radiator and door to the lounge.

Lounge

14'5" x 13'1" (4.4m x 4.0m)



Having a bay window to the front, radiator, fire surround, wiring for wall lights, coving to the ceiling and door to the kitchen / diner.

Kitchen / Diner

22'3" x 9'6" (6.8m x 2.9m)



Kitchen Area



Having wall and base cabinets with complimentary work surface over, butler sink with mixer tap, built in oven and gas hob, space for domestic appliances, plumbing for washing machine and dishwasher, part tiled walls, wood effect laminate flooring and door to the rear garden.

Dining Area



Having a double glazed window to the rear, radiator and wood effect laminate flooring.

First Floor Landing

Having a double glazed window to the front, access to the loft space, doors to the bedrooms, bathroom and storage cupboard.

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Bedroom One

13'5" max x 13'1" (4.1m max x 4.0m)



Having a double glazed window to the rear and radiator.

Bedroom Two

13'9" x 13'1" (4.2m x 4.0m)



Having a double glazed bay window to the front, built in wardrobe and radiator.

Bedroom Three

8'6" x 7'6" (2.6m x 2.3m)

Having a double glazed window to the rear and radiator.

Bathroom



Having a white suite comprising of a panel bath with shower screen over, pedestal wash hand basin, W/C, part tiled walls, inset lighting and double glazed window to the side.

Outside

Driveway providing off road vehicular parking, lawn foregarden with pathway to the front entrance to the side access gate to the rear garden.

Rear Garden



Having a paved patio leading to the lawn area.

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.

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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

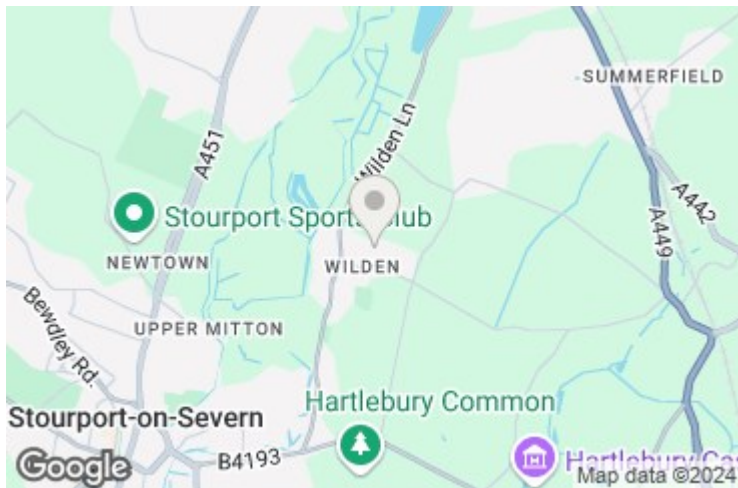
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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-31-07-2024-V1



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	