



60 Areley Common, Stourport-On-Severn, DY13 0NQ

This traditional detached property known as 'Collingwood House' sits along this popular residential location within the popular area of Areley Kings which offers easy access to the amenities close by of a Coop 'Village' Store, Pharmacy, bus links, main road networks leading to Bewdley, Worcester or the Town Centre, plus recreational park - ideal for those with children or dogs. Having been lovingly cared for the versatile property must be viewed to be fully appreciated with the accommodation briefly comprising a hall, spacious living room, dining room, kitchen, utility and W/C to the ground floor, three bedrooms, ensuite bathroom and family bathroom to the first floor. Additionally the property benefits from off road parking, gardens and gas central heating. Act fast to avoid missing out on this delightful opportunity, call today to book your appointment.

EPC band E.
 Council Tax Band E.

Offers Around £299,950

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Entrance Door

Opening to the hall.

Hall



Having doors to the living room, dining room, stairs to the first floor landing, double glazed window, radiator and door concealing steps to the cellar.

Living Room

25'3" into alcove & plus bay x 10'9" max, 10'5" mi (7.70m into alcove & plus bay x 3.30m max, 3.20m mi)



A versatile and spacious living room having a feature brick work with log burner inset to chimney breast, double glazed bay window, sliding patio door leading outside, two radiators and coving to the ceiling.



Dining Room

13'9" x 10'9" into alcove (4.20m x 3.30m into alcove)



With a feature chimney breast with exposed brick work, double glazed window, picture rail, coving to the ceiling, radiator and doors to the cloakroom and kitchen.

Cloakroom



With panelled walls, tiled flooring and a radiator, pedestal wash basin, w/c and double glazed window.

Kitchen

10'9" max x 13'9" (3.30m max x 4.20m)



Fitted with wall and base units with complementary worksurface over, single drainer sink unit, space for domestic appliances with extractor fan over, radiator, tiled splash backs, tiled flooring, double glazed window, doors to the rear porch and utility.



Rear Porch

Having double glazed windows and door to the outside.

Utility

Accessed via the kitchen and having base units with worksurface over, single drainer sink unit, plumbing for washing machine, double glazed window and tiled flooring.

First Floor Landing



A light and airy landing having a double glazed window, coving to the ceiling, storage cupboard and doors to the bedrooms and family bathroom.

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Bedroom One

13'9" x 10'9" (4.20m x 3.30m)



Having a double glazed window, coving to the ceiling, picture rail, radiator and door to the ensuite bathroom.

Bedroom Two

14'5" x 9'10" (4.40m x 3.00m)



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

Ensuite Bathroom



Fitted with a bath with shower attachment to the taps, w/c, pedestal wash basin, radiator, part tiled walls, double glazed window and coving to the ceiling.

Bedroom Three

11'5" x 10'5" (3.50m x 3.20m)



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

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Family Bathroom

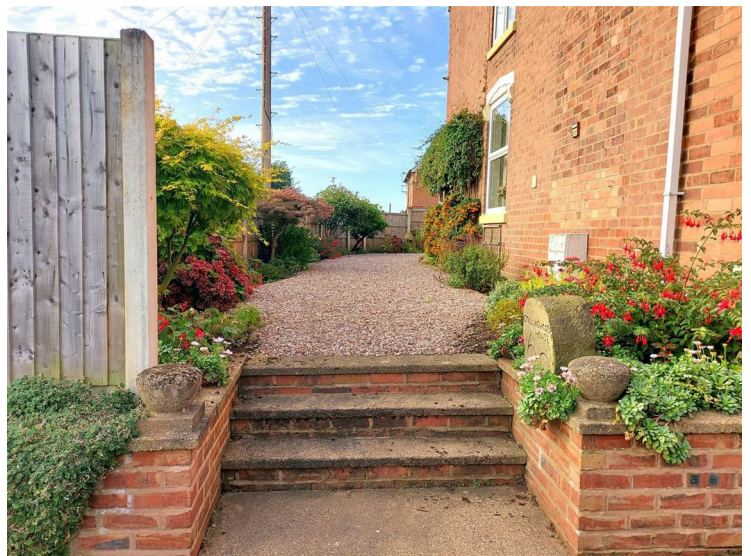


Fitted with a suite comprising a bath, pedestal wash basin, w/c, shower enclosure with panelled surround, part tiled and part panelled walls, coving to the ceiling, double glazed window and radiator.

Outside

Having a driveway providing access to a parking area and gardens encompassing the property.

Gardens



Parking



Rear Elevation



Council Tax

Wyre Forest DC - Band E.

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.

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.

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.

Fixtures & Fittings

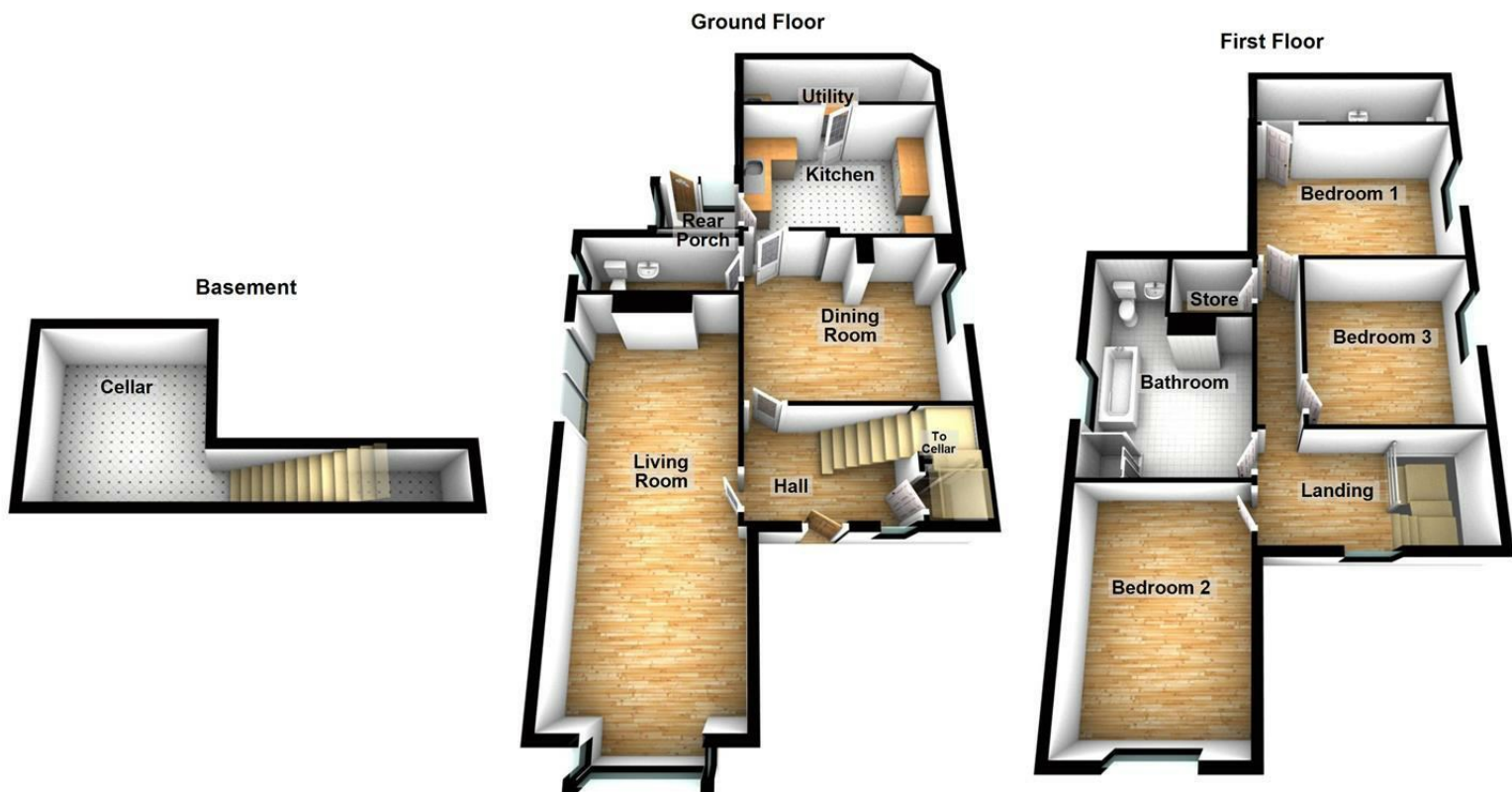
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

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-140924-V1.0



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 