

Severn estates

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56 Erneley Close, Stourport-On-Severn, Worcestershire, DY13 0AH

We are delighted to offer For Sale this spacious three bedroom house which is situated within this established residential area of Stourport set around a central green. The location grants easy access to the local amenities close by in Areley Kings of a Co-Op 'Village' Store with post office, plus a pharmacy, recreational park and easy access to the main road networks leading to the Town Centre, Bewdley and Worcester. Having been well cared for by the current owners the property would make an ideal First time buy or an affordable family home which briefly comprises a living room, dining room, kitchen, and W/C to the ground floor, three bedrooms and bathroom to the first floor. Benefitting further from a generous rear garden, double glazing, gas central heating and ample off road parking to the front. An internal inspection is essential to avoid missing out.

EPC Band D.
Council Tax Band B,

Offers Around £225,000

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Entrance Door

Opens into the reception hall.

Reception Hall



Lounge

16'0" max x 11'9" max (4.9m max x 3.6m max)



Having double glazed windows to the front and rear, wall mounted gas fire, radiator and door to storage cupboard

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Lounge



Kitchen

9'2" x 8'2" (2.8m x 2.5m)



Dining Room

13'5" 10'5" min x 9'10" (4.1m 3.2m min x 3.0m)



Having wall and base cabinets with complimentary work surface over, one and a half bowl sink unit with mixer tap, built in oven and hob with hood over, space for domestic appliance, plumbing for washing machine and double glazed window to the rear.

Rear Lobby

6'10" x 5'10" min (2.1m x 1.8m min)

Cloakroom

Having a double glazed window to the side and W/C

First Floor Landing



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

Having a double glazed window to the rear, access to the loft space, airing cupboard, radiator and doors to bedrooms and bathroom.

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Bedroom One

14'5" max x 10'2" (4.4m max x 3.1m)



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

Bedroom Three

9'6" x 9'2" (2.9m x 2.8m)



Having a double glazed window to the rear.

Bedroom Two

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



Having a double glazed window to the front and radiator.

Bathroom

7'6" x 6'2" (2.3m x 1.9m)



Having a white suite comprises of a panel bath with shower and screen over, pedestal wash hand basin, W/C, part tiled walls, towel rail and double glazed window to the rear,

Outside

Set behind hedging with gravel driveway providing ample off road parking with access to the side of the property leading to the rear garden.

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Driveway



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

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.

Rear Garden



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.

Having a patio area leading to a generous lawn with space for shed.

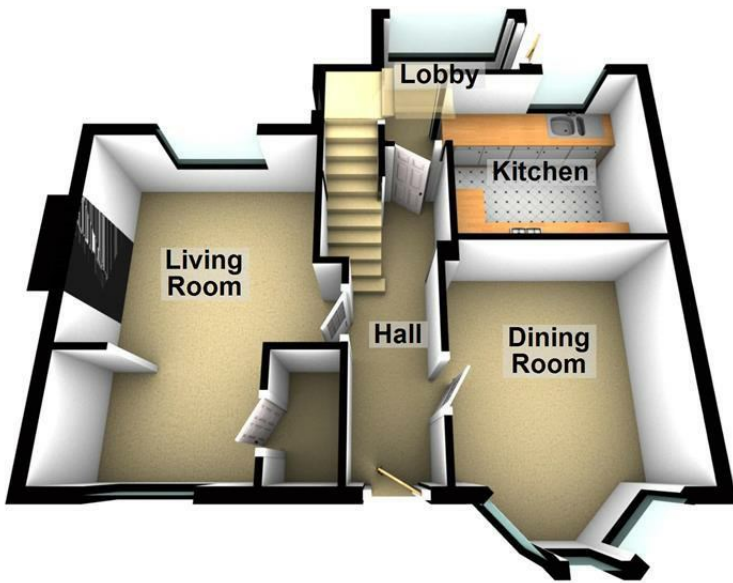
Rear Elevation



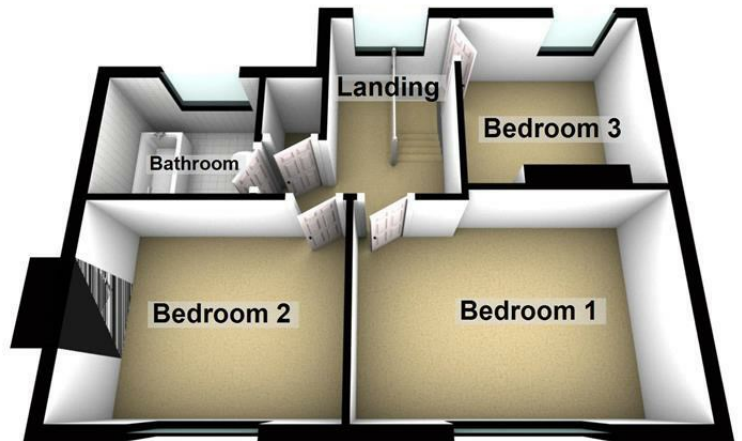
RP-26-10-2024-V2



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	