

**Severn estates**

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**27 Areley Common, Stourport-On-Severn, Worcestershire, DY13 0LF**

This traditional end terraced 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 well cared for by the current owner the accommodation on offer briefly comprises a living room, dining room, kitchen, sun room and cloakroom to the ground floor, two bedrooms and bathroom to the first floor. Benefitting further from double glazing, gas central heating, rear garden and parking\*. Call today to book your viewing to avoid missing out.

EPC band D.  
Council Tax Band B.

**Offers Around £235,000**

## 27 Areley Common, Stourport-On-Severn, Worcestershire, DY13 0LF

### Entrance Door

Opening to the dining room.

### Dining Room

12'5" into alcove x 11'1" (3.80m into alcove x 3.40m)



Having the original fireplace, radiator, coving to the ceiling, picture rail, double glazed window to the front and door to the lobby.

### Rear Lobby

With understairs storage and door to the living room.

### Living Room

12'5" into alcove x 11'9" (3.80m into alcove x 3.60m)



Having a double glazed window to the rear, feature electric fire with surround, stairs to the first floor landing, radiator, coving to the ceiling and door to the kitchen.

### Kitchen

12'5" x 6'10" (3.80m x 2.10m)



A beautifully fitted kitchen which comprises wall and base units with complementary worksurface over, single drainer sink unit with mixer tap, built in oven and hob, integrated slim-line dishwasher, integrated fridge-freezer, tiled flooring, tiled splash backs, radiator, double glazed window to the side, door to the rear garden and walk through to the sun room.



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### Sun Room

6'6" x 3'3" (2.00m x 1.00m)



Having a double glazed window to the side and rear, radiator, tiled flooring and door to the cloakroom.

### Bedroom One

12'5" into alcove x 10'9" (3.80m into alcove x 3.30m)



Having a double glazed window to the front, radiator and storage wardrobe.

### Cloakroom



Having a w/c, wash basin, tiled walls and flooring and heated towel rail.

### Bedroom One Outlook



### First Floor Landing

Having doors to both bedrooms, bathroom and loft hatch.

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## Bedroom Two

11'9" x 8'10" into alcove (3.60m x 2.70m into alcove)



Having a double glazed window to the rear and radiator.

## Bathroom



Fitted with a white suite comprising a bath with tiled surround, w/c, pedestal wash basin, shower enclosure, radiator, double glazed window to the rear and airing cupboard with boiler (installed June 2022 with 10 year warranty)

## Outside

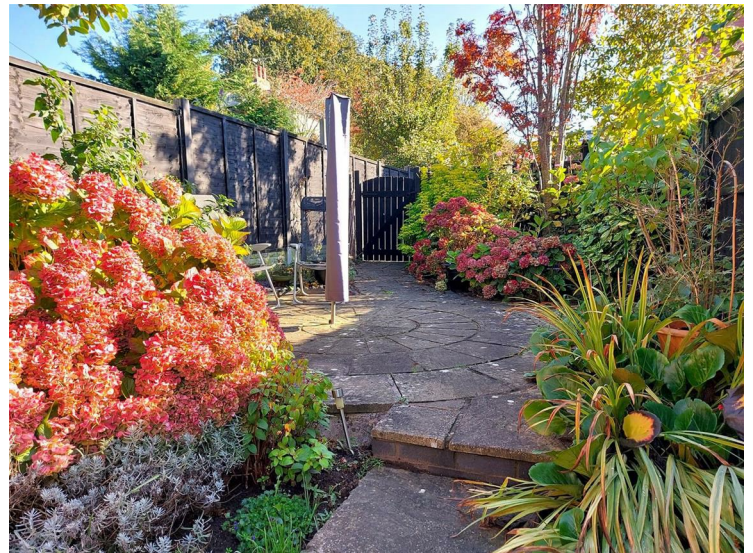
Having a small fore garden with pathway to the front door.

## Rear Garden



Having patio area with steps leading to the garden area and gated rear access to the parking area\*.

\*\* Please be advised there is a neighbouring right of way.



## Rear Elevation



**Rear Parking**

RF-161024-V1.0



Gravelled parking area accessed from Beach Road.

\* Please be advised we have not sought legal clarification on the rear access to the property and advise any potential buyers to seek the advice of their solicitor in relation to this.

**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**

Wyre Forest DC - Band B.

**Tenure - Not Verified**

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

**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.

**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.

**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.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	