



### 16 Jackson Crescent, Stourport-On-Severn, Worcestershire, DY13 0EW

This three bedroom family home offers wonderful living space and situated in this cul-de-sac position giving easy access to the local amenities including primary school, bus links and road networks leading to the Town Centre, Worcester and Bewdley in addition to the amenities located close by in Areley Kings of a Village Store, pharmacy and recreational park. Having been incredibly well care for by the current owners the property briefly comprises a lounge diner, conservatory, kitchen and utility with W/C to the ground floor, three bedrooms and bathroom to the first floor. Benefitting further from off road parking, gas central heating, and double glazing. Early inspection is essential to avoid missing out this delightful family home.

EPC band D.  
Council Tax Band C.

**Offers Around £230,000**



## 16 Jackson Crescent, Stourport-On-Severn, Worcestershire, DY13 0EW

### Entrance Door

With a side panel and opening to the hall.

### Hall

Having stairs to the first floor landing, radiator and door to the lounge diner.

### Lounge Diner

21'3" x 12'9" max, 9'6" min (6.50m x 3.90m max, 2.90m min)



### Dining Area



Having a radiator, coving to the ceiling, door to the kitchen and double doors to the conservatory.

### Conservatory

9'2" max x 8'10" max (2.80m max x 2.70m max)



With double glazed windows to the side and rear and double doors to the rear garden.

### Lounge Area



Having a double glazed window to the front, feature electric fire with surround, coving to the ceiling and open to the dining area.



## 16 Jackson Crescent, Stourport-On-Severn, Worcestershire, DY13 0EW

### Kitchen

11'1" max x 8'10" max (3.40m max x 2.70m max)



Fitted with wall and base units with complementary work surface over, built in oven, microwave and hob splash back and hood over, single drainer sink unit, integrated fridge, heated towel rail, tiled flooring, inset spot lights, double glazed window to the rear and door to the utility.

### Utility

14'9" x 7'2" (4.50m x 2.20m)



Having a base unit and worktop, plumbing for washing machine and space for under counter appliance, small sink unit, skylights to the side, tiled flooring, folding door to the w/c and double doors to the front and rear.

### W/C



Having a w/c and tiled flooring.

### First Floor Landing

Having a double glazed window to the side, loft hatch and doors to all bedrooms and bathroom.

### Bedroom One

12'1" (inc.cpd) x 9'10" (3.70m (inc.cpd) x 3.00m)



Having a double glazed window to the front, radiator and store cupboard.



## 16 Jackson Crescent, Stourport-On-Severn, Worcestershire, DY13 0EW

### Bedroom Two

10'9" x 9'2" (3.30m x 2.80m)



Having a double glazed window to the rear and radiator.

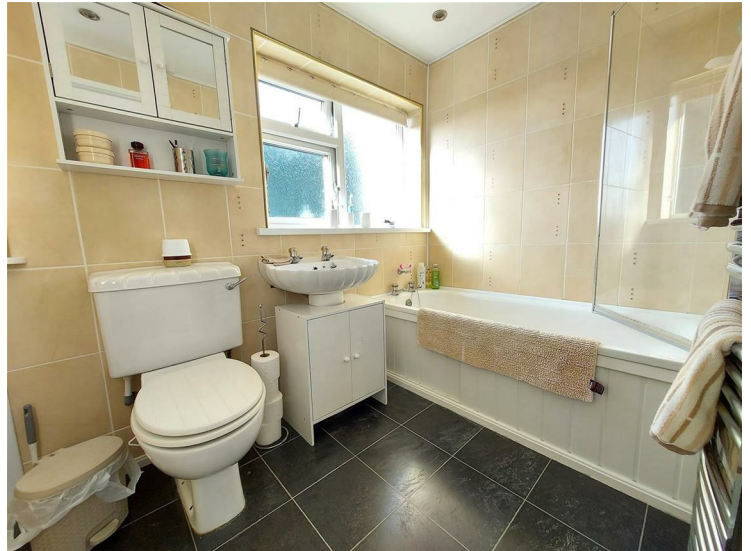
### Bedroom Three

8'6" 7'10" (2.60m 2.40m)



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

### Bathroom



Having a white suite comprising a bath with shower and screen over, pedestal wash basin, w/c, tiled walls, heated towel rail, double glazed windows to the side and rear, plus inset spotlights.

### Outside

With a driveway providing off road parking and a small stoned fore garden.

### Rear Garden



Having a lawn, with steps leading down to the a lower gravelled area.





### **Council Tax**

Wyre Forest DC - Band C.

### **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.

### **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.

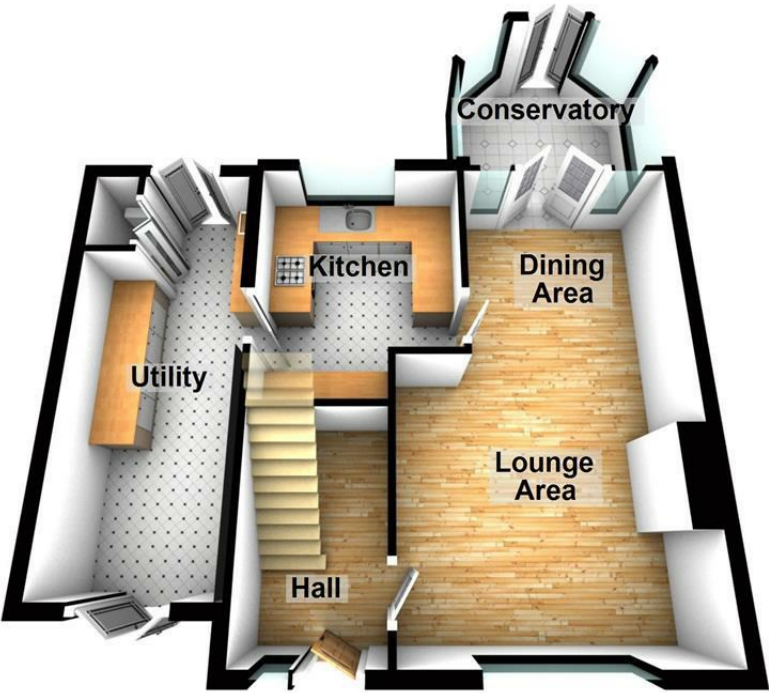
### **Disclaimer**

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.

**RF-211024-V1.0**

Ground Floor



First Floor



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