



### **55 Brindley Street, Stourport-On-Severn, Worcestershire, DY13 8JG**

We are delighted to offer For Sale this three bedroom mid terraced house situated in this popular residential area which is ideal for the local amenities which include convenience shop, fish & chips shop, hairdressers, Stourport High School and Burlish Primary school. Stourport Town centre is within walking distance and public transport to surrounding areas. The accommodation has been well cared for and comprises of a lounge, dining room, kitchen and cloakroom to the ground floor plus access to the dry cellar, two bedrooms, multi use room and bathroom to the first floor and a loft bedroom. The property benefits further from double glazing, gas central heating and a generous rear garden. Book your viewing early to avoid missing out.

Council Tax Band B  
 Epc Band D.

**Offers Around £195,000**

## 55 Brindley Street, Stourport-On-Severn, Worcestershire, DY13 8JG

### Entrance Door

Opens into the dining room.

### Dining Room

11'5" max 10'2" min x 9'10" (3.5m max 3.10m min x 3.0m)



Having a double glazed window to the front, radiator, storage cupboard, inset lighting and door to inner lobby.

### Inner Lobby

Having staircase to the first floor landing and door to the living room.

### Living Room

11'9" max 11'5" min x 11'9" (3.6m max 3.5m min x 3.6m)



Having a double glazed window to the rear, radiator, inset lighting, doors to the kitchen and the cellar which could be suitable for many uses.

### Living Room



### Kitchen

12'1" x 6'2" (3.7m x 1.9m)



Having wall and base cabinets with complimentary work surface over, one and a half bowl sink unit with mixer tap, built in oven and gas hob with hood over, space for domestic appliance, part tiled walls, wall mounted central heating boiler, double glazed window to the side and walkthrough to the rear lobby.

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### Kitchen



### Dressing Room

6'6" x 6'2" (2.0m x 1.9m)



### Rear Lobby

4'11" x 3'3" (1.5m x 1.0m)

Having a double glazed door to the rear, radiator, plumbing for utility appliance, pantry and door to the cloakroom.

### Cloakroom

4'11" x 2'11" (1.5m x 0.9m)

Having a white suite comprising a pedestal wash hand basin, W/C, part tiled walls and double glazed window to the rear.

### First Floor Landing

Having doors to bedroom one, two and door with concealed stair case to the loft room.

### Bedroom One

11'9" x 11'5" (3.6m x 3.5m)



Having a double glazed window to the rear, ornate fire grate, radiator and door to multi function room

A versatile space meeting a variety of uses such as a dressing room, office or even a nursery, having a radiator and door to the bathroom.

### Bathroom

6'6" x 4'7" (2.0m x 1.4m)



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

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### Bedroom Two

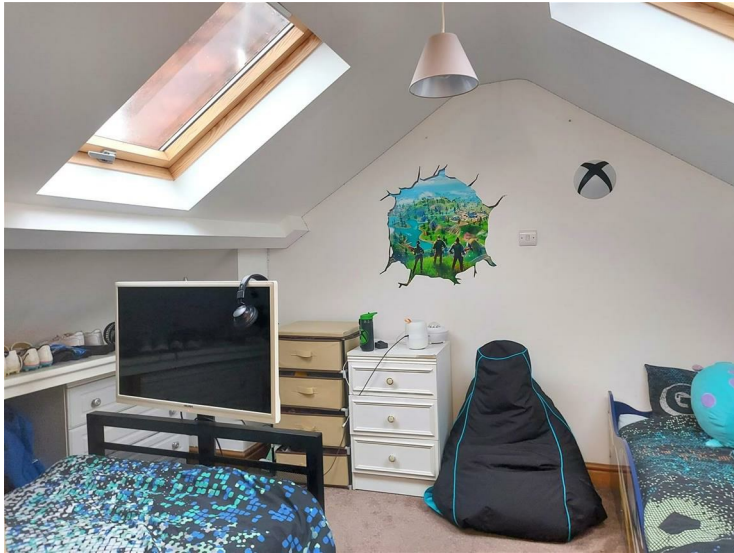
11'5" max 10'5" min x 7'2" (3.5m max 3.2m min x 2.2m)



Having a double glazed window to the front, an ornate fire grate and understairs storage

### Loft Bedroom

16'0" x 11'5" (4.9m x 3.5m)



Having double glazed velux windows to the front and rear, fitted drawer units with work surface over and storage into the eaves.

### Cellar

Still by technicality a cellar but enjoying a generally dry layout.

### Outside

### Rear Garden



Comprises of wooden decking area, gravel area, artificial turf areas for easy maintenance, Furthermore there is a timber Gazebo complete with electrical supply for hot tub / bar/ fridge / Tv etc, timber play house with bunk bed, timber Shed. & Area behind suitable for several uses / play area / veg garden etc and there are also several electrical weatherproof sockets

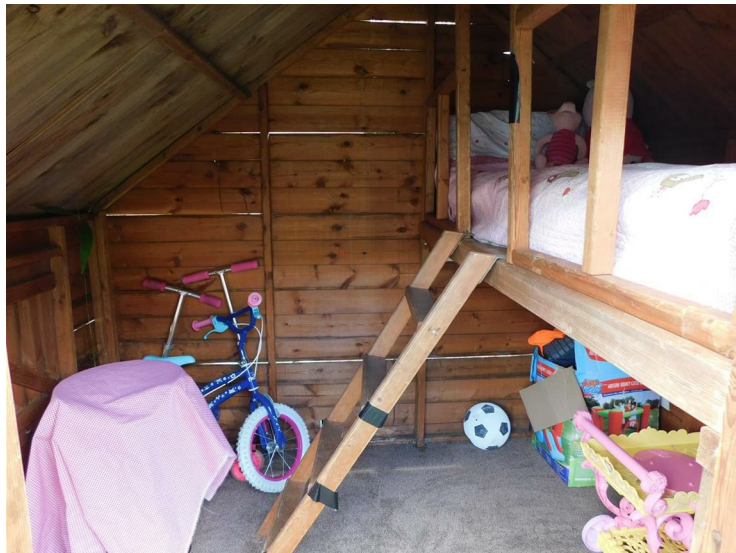
### Rear Garden



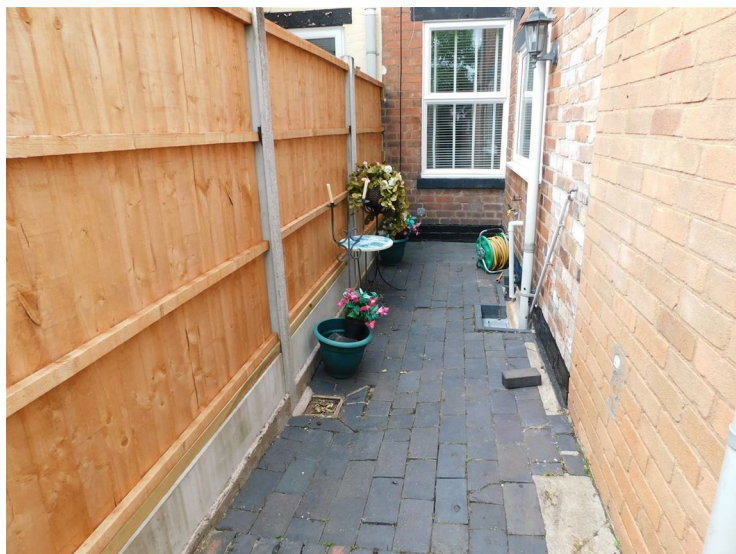
### Rear Garden



### Rear Garden



### Rear Garden



### Agents Note

The Loft room has been completed with a certificate from building control.  
New fuse board & Electrical certificate.  
Gas safe certificate  
Envirograf Certificate

### Agents Note

Please be advised that some photographs were taking prior to current occupation.

### Council Tax

Wyre Forest District Council Band B.

### 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.

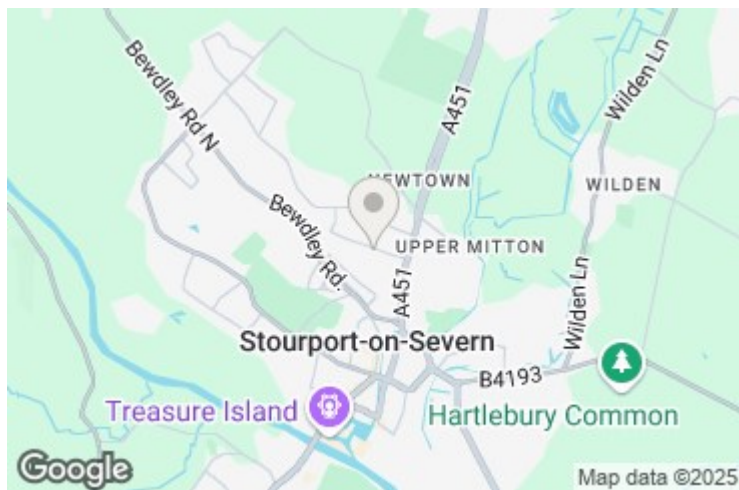
### Disclaimer

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.

RP-08/07/2023-V1-RF211024

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 83        |
| (69-80) <b>C</b>                            | 67                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |