



130 Bewdley Road North, Stourport-On-Severn, DY13 8PU

A traditional bay fronted semi-detached house is available with the distinct advantage of No Upward Chain and is situated along this popular residential location giving great access to the local Primary Schools and High School in addition to the main road networks leading to the town centre, Bewdley & Kidderminster. The property would benefit from some modernisation but offers a fantastic opportunity moving forward with the internal accommodation briefly comprising a living room, dining room and kitchen to the ground floor, three bedrooms and shower room to the first floor. Benefitting further from part gas central heating, majority double glazing, rear garden and off road parking. Call today to book your viewing.

EPC Band D.
 Council Tax Band C.

Offers Around £225,000

130 Bewdley Road North, Stourport-On-Severn, , DY13 8PU

Entrance Door

Situated within an open porch and opening to the hall.

Hall

Having stairs to the first floor landing with storage cupboard beneath, radiator and doors to the living room, dining room and kitchen.

Dining Room

13'1" into bay x 11'1" into alcove (4.00m into bay x 3.40m into alcove)



Having a double glazed bay window to the front, radiator and wall mounted central heating boiler.

Living Room

13'1" into bay x 11'1" into alcove (4.00m into bay x 3.40m into alcove)



Having a double glazed bay window to the rear, gas fire with surround and radiator.

Kitchen

7'2" x 5'10" (2.20m x 1.80m)



With a wall and base units with worksurface over, single drainer sink unit and taps, space for domestic appliance, plumbing for washing machine, double glazed window to the side and door to the rear porch.

Rear Porch



Having additional wall and base units with worktop, door to the rear garden and single glazed windows to the side and rear.

First Floor Landing

Having a double glazed window to the side, doors to all bedrooms and shower room.

130 Bewdley Road North, Stourport-On-Severn, , DY13 8PU

Bedroom One

13'1" into bay x 11'1" into alcove (4.00m into bay x 3.40m into alcove)



Having a double glazed bay window to the front and fitted wardrobes with sliding doors.

Bedroom Two

13'1" into bay x 11'1" into alcove (4.00m into bay x 3.40m into alcove)



Having a double glazed bay window to the rear and picture rail.

Bedroom Three

7'6" x 5'10" (2.30m x 1.80m)



Being best suited to an office or nursery, having a double glazed window to the front and picture rail.

Shower Room



Having a shower tray, pedestal wash basin, w/c, radiator, double glazed window to the rear and airing cupboard.

Outside

Having a driveway providing off road parking and decorative front garden.

Rear Garden



Having a hardstanding patio area leading to the lawn with metal shed and established borders and continues to a further garden area.

Rear Garden



Rear Garden



Rear Elevation



Council Tax

Wyre Forest DC - Band C.

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.

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.

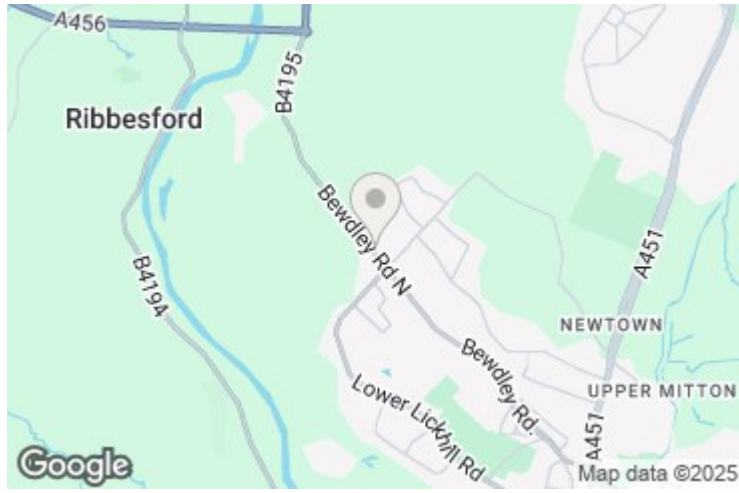
Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

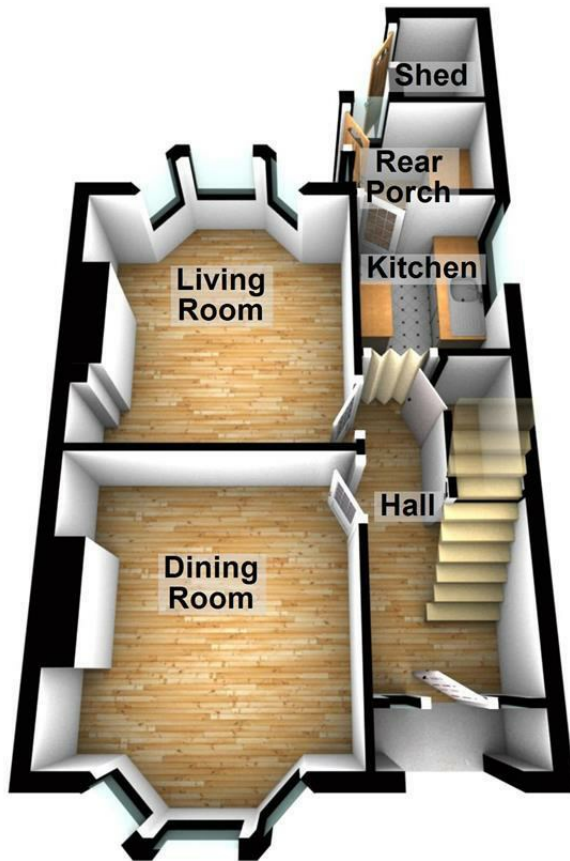
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RF-211024-V1.0

130 Bewdley Road North, Stourport-On-Severn, , DY13 8PU



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	