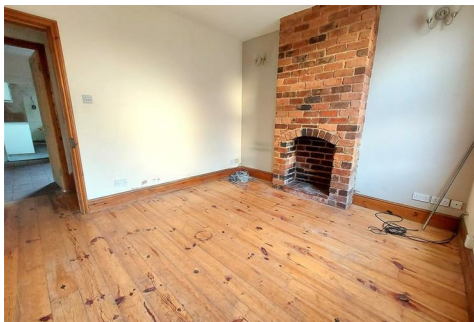


Severn estates

Severn Estates
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44 Brindley Street, Stourport-On-Severn, DY13 8JW

This two bedroom end terraced house comes to market with the distinct advantage of No Upward Chain and would benefit from some general updating but offers a fantastic opportunity moving forward. Located along this popular residential location which offers great access to the local Burlish Primary School and Stourport High School along with the main road network leading to the Town Centre and Kidderminster. As stated the internal accommodation would benefit from some updating and finishing but briefly comprises a living room, dining room, kitchen and unfinished space to the ground floor, two bedrooms and bathroom to the first floor. Benefitting further from off road parking, rear garden, cellar and gas central heating. Call today to book your viewing.

EPC Band TBC
Council Tax Band B.

Offers Over £165,000

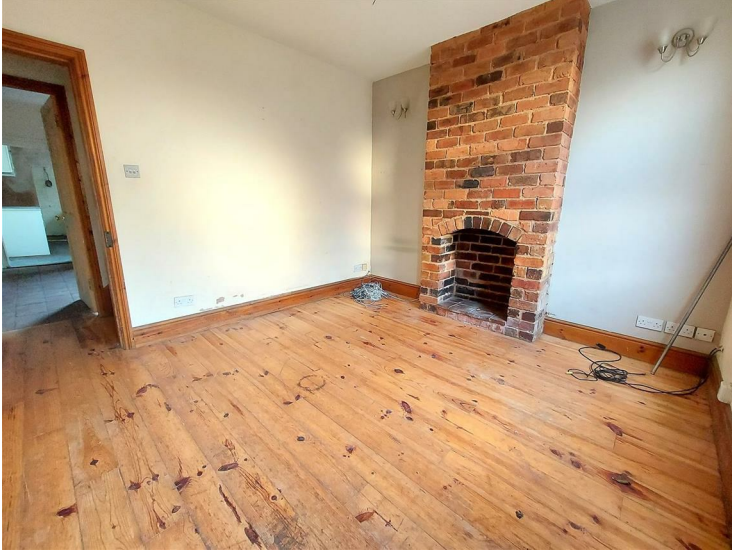
44 Brindley Street, Stourport-On-Severn, , DY13 8JW

Entrance Door

Opening to the dining room.

Dining Room

11'5" into alcove x 10'9" (3.50m into alcove x 3.30m)



Having an exposed brick chimney breast, radiator, double glazed window to the front and door to the lobby.

Lobby

With stairs to the first floor landing and door to the living room.

Living Room

11'9" x 11'5" into alcove (3.60m x 3.50m into alcove)



Having a double glazed window to the rear, door with stairs to the cellar and door to the kitchen.

Kitchen

12'1" x 6'6" (3.70m x 2.00m)



Having wall and base units with complementary work surface over, single drainer sink unit with mixer tap, space for domestic appliance, tiled splash back, radiator, double glazed window, door to the side and squared arch to the unfinished space.

Unfinished Space



Unfinished space, but has the potential to be a utility or store.

First Floor Landing

With doors to bedrooms one and two.

44 Brindley Street, Stourport-On-Severn, , DY13 8JW

Bedroom One

15'5" into alcove x 11'9" (4.70m into alcove x 3.60m)



Having a double glazed window to the rear, radiator, door to the bathroom and door to the Jack & Jill cupboard.

Bedroom Two

15'1" x 10'9" (4.60m x 3.30m)



Having a double glazed window to the front, radiator and door to the Jack & Jill cupboard.

Bathroom



Having a corner bath with shower over and tiled surround, w/c with concealed cistern, wash basin set to base unit, part tiled flooring, part tongue and groove wood panelling to the walls, radiator, double glazed window to the side and airing cupboard.

Outside

A gravelled frontage providing off road parking.

Rear Garden



Being mainly laid to lawn, plus outbuilding and gated side access.

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.

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

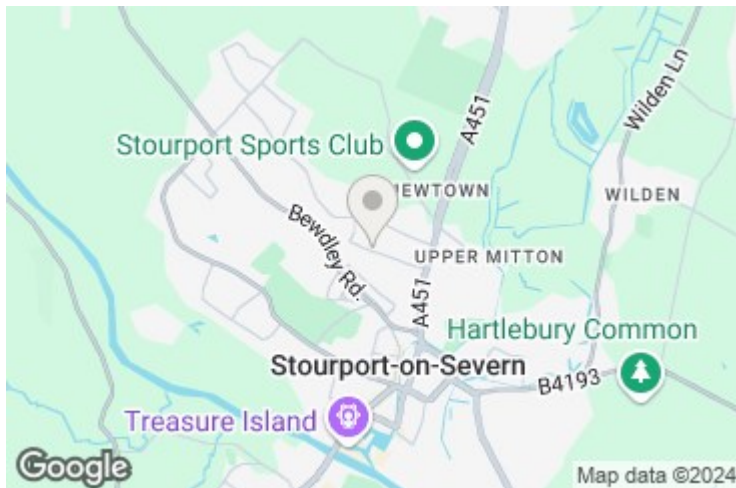
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

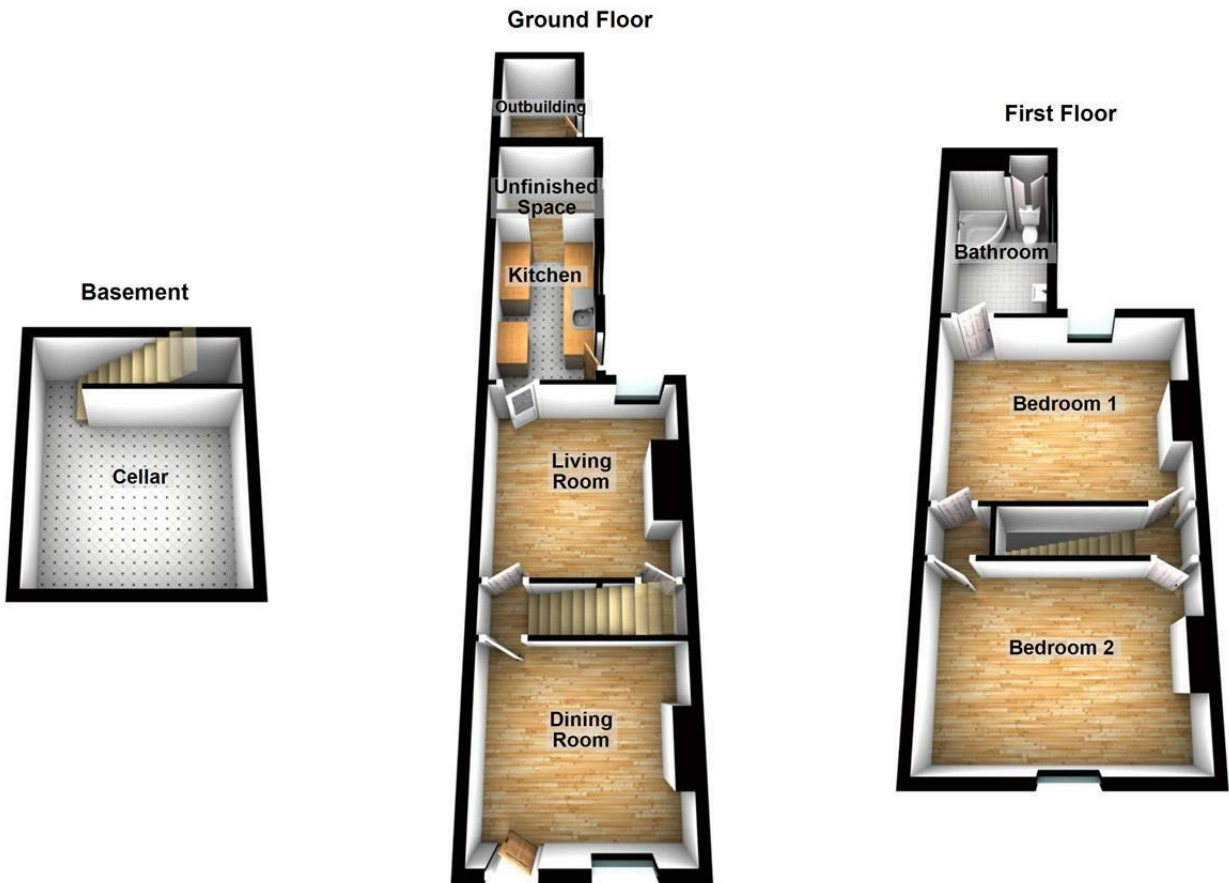
Disclaimer

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.

RF-141124-V1.0





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