

The logo for Severn Estates, featuring the company name in a stylized, bold, serif font. The text is white and set against a yellow background that is part of a larger purple and yellow wavy banner.

**Severn Estates**  
40 High Street, Stourport on Severn  
Worcestershire DY13 8BS  
Tel: 01299 826777  
[sos@severnstateagents.co.uk](mailto:sos@severnstateagents.co.uk)  
[www.SevernEstateAgents.co.uk](http://www.SevernEstateAgents.co.uk)



### 69a Mill Road, Stourport-On-Severn, Worcestershire, DY13 9BJ

Severn Estates are proud to bring to market this stunning and impeccably presented detached bungalow that has been remodelled through out and undergone a wealth of improvements including a new boiler, re-plumbing, rewire and internal insulation to all external walls all done in 2024. Situated upon this popular and quiet location offering easy access to the local amenities, including the main road networks leading, to Kidderminster, Worcester and the Town Centre, plus Hartlebury Common great for walks and those with dogs. The well thought-out interior comprises a hallway, living room, kitchen diner, utility with W/C, three bedrooms and bathroom. Benefitting further from double glazing, gas central heating, off road parking and rear garden with store room. Internal inspection is essential to appreciate that property, its finish and the location on offer, call today to book your viewing.

EPC Band TBC  
Council Tax Band D.

**Offers Around £325,000**



## 69a Mill Road, Stourport-On-Severn, Worcestershire, DY13 9BJ

### Side Entrance Door

Opening in to the hall.

### Hall



A welcoming hall that grants access to the living room, kitchen diner, all bedrooms and bathroom, plus a radiator.

### Living Room

13'1" x 11'5" max, 10'5" min (4.00m x 3.50m max, 3.20m min)



Fitted with a log burner inset to chimney breast, double glazed window to the front and radiator.



### Kitchen Diner

15'5" max, 14'1" max (4.70m max, 4.30 max)



A beautiful space having wall and base units with complementary worksurface over, one and a half bowl sink unit with mixer tap, built in oven and hob with hood over, integrated dishwasher and fridge-freezer, double glazed window to the side, double glazed sliding patio door opening to the rear garden, radiator, door to the utility and a stunning feature log burner set to the corner.



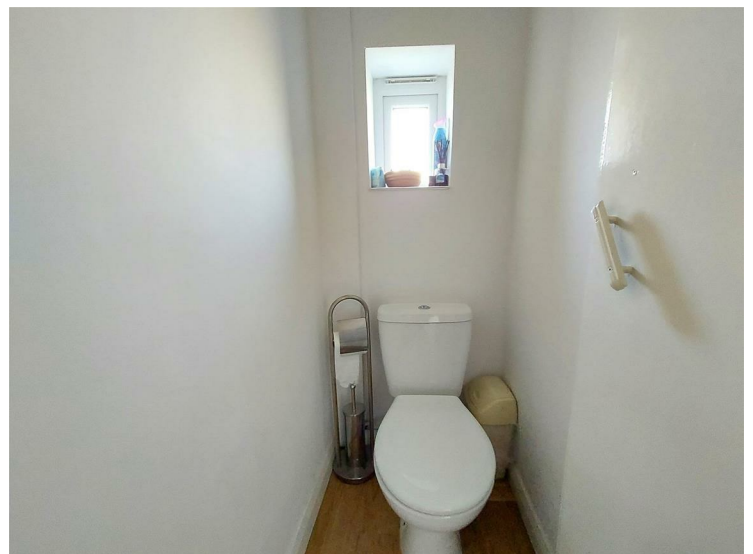
Log Burner



Utility

Having a worktop with plumbing for washing machine beneath, single drainer sink set to base unit, radiator, double glazed window to the rear and door to the w/c,

W/C



With a double glazed window to the rear and w/c.



## 69a Mill Road, Stourport-On-Severn, Worcestershire, DY13 9BJ

### Bedroom One

12'1" x 10'2" (3.70m x 3.10m)



Having a double glazed window to the side and radiator.

### Bedroom Two

10'5" x 10'2" (3.20m x 3.10m)



Having a double glazed window to the front and radiator.

### Bedroom Three

9'6" max x 6'2" max (2.90m max x 1.90m max)



A versatile room offering a variety of uses such as a hobby room, office or currently utilised as a third bedroom, having a double glazed window to the side and radiator.

### Bathroom

9'10" x 6'6" (3.00m x 2.00m)



Fitted with a bath having shower attachment to the taps and tiled surround, pedestal wash basin with tiled splash back, w/c, shower enclosure with tiled surround, storage cupboard housing the 'combi' boiler, heated towel rail and double glazed window to the side



## 69a Mill Road, Stourport-On-Severn, Worcestershire, DY13 9BJ

### Outside



Having a driveway providing off road parking and fore garden,

### Rear Garden



### Council Tax

Wyre Forest DC - Band D.

### 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.

RF-201124-V1.0



## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</b>	
(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 