



## 153 The Grove, Stourport-On-Severn, Worcestershire, DY13 9NE

This link-detached bungalow sits in an enviable corner plot within this popular residential location on the Hartlebury side of Stourport and offers easy access to the main road networks, leading to the Town Centre and Kidderminster, in addition to Hartlebury Common for those with dogs or enjoy walks. Having been well cared for the internal accommodation briefly comprises a living room, conservatory, kitchen, two bedrooms and bathroom.

Sitting on a corner plot the bungalow offers the potential of extending to create a larger home - subject to planning regulations and building regs. Benefitting further from gas central heating, front, rear and side garden, off road parking and garage, plus the great benefit of air conditioning. Internal inspection is essential to fully appreciate the property and location on offer.

EPC band D.  
 Council Tax Band D.

**Offers Around £315,000**



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### Entrance Door

Sliding double glazed window opening to the porch,

### Porch

Having a door to the hall.

### Hall

With doors to the living room, kitchen, bedrooms one and two, bathroom and garage, plus two radiators, airing cupboard, storage cupboard, loft hatch and coving to the ceiling.

### Living Room

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



Having a feature gas fire with surround, two radiators, coving to the ceiling and bi-fold style doors to the conservatory.

### Living Room To Conservatory



### Conservatory

12'9" x 10'9" (3.90m x 3.30m)



Being part brick base with double glazed windows to the side and front, double doors to the rear garden and radiator.

### Kitchen

9'10" x 9'2" (3.00m x 2.80m)



Fitted with wall and base units having a complementary worksurface over, one and a half bowl sink unit with mixer tap, built in mid-level double oven and hob with extractor fan over, plumbing for washing machine, space for undercounter appliance, integrated fridge, tiled splash backs, radiator, coving to the ceiling, double glazed bay window to the rear and door to the rear courtyard area.



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### Bedroom One

12'9" max x 10'9" (3.90m max x 3.30m)



Having double glazed windows to the side and front, radiator, coving to the ceiling and built-in wardrobe.

### Bedroom Two

10'9" x 9'6" (3.30m x 2.90m)



Having a double glazed window to the side, radiator, coving to the ceiling and built-in wardrobe.

### Bathroom



Having a suite comprising a bath with shower over, pedestal wash basin, w/c, part tiled walls, radiator and double glazed window to the rear.

### Outside



Situated on a corner plot having pedestrian access to the fore garden, plus garage to the rear.



### Garage



Having a motorised up and over door, double glazed window to the side and pedestrian door leading to the hall.

### Rear Courtyard Garden



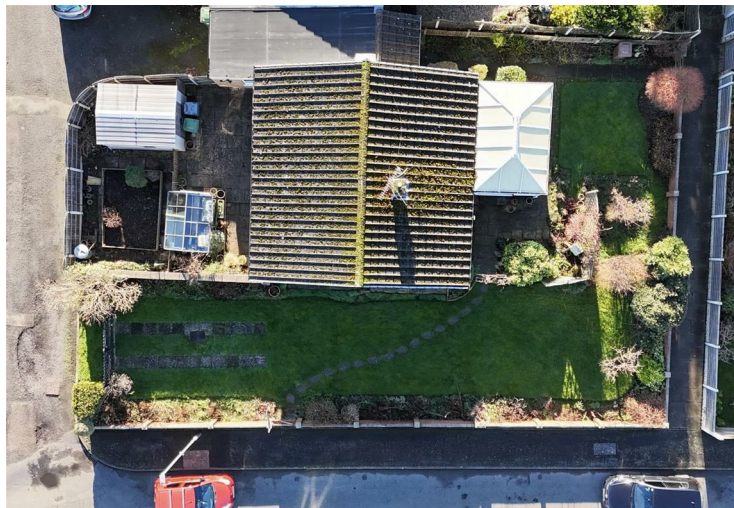
Having a patio, shed with lighting and electrics, greenhouse, 'allotment' area and gated side access

### Gardens



Having an established fore garden with pathway leading to the entrance door, the gardens continue to the side of the property and being laid to lawn with gated access - the owners informs us these were originally motorised and could be once again but currently not working.

### Aerial View



### Council Tax

Wyre Forest DC - Band D.

### 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.

### Side Garden



### 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

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stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Fixtures & Fittings

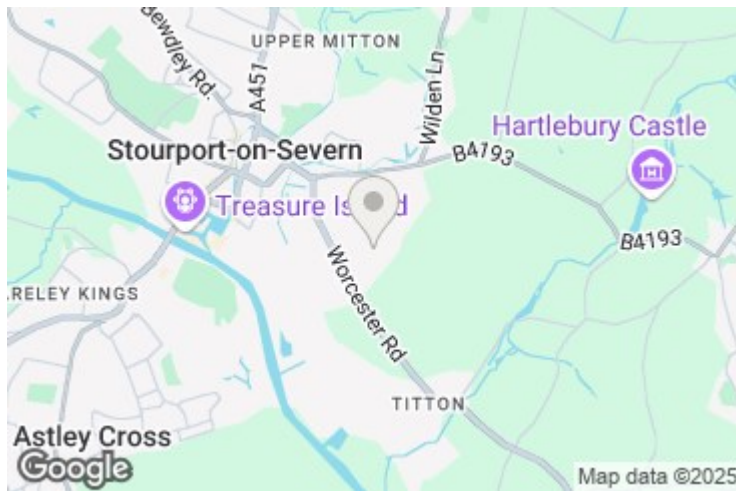
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

### Disclaimer

MISREPRESENTATION ACT - PROPERTY  
MISDESCRIPTONS 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-291124-V1.0





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	