



12 Mill Close, Stourport-On-Severn, DY13 9BU

This semi detached bungalow is available with the distinct advantage of NO UPWARD CHAIN and sits within this sought after location in this popular cul-de-sac of similar properties which offers easy access to the Town Centre and main road networks. The property would benefit from some general updating but offers great potential with the accommodation briefly comprises a living room, kitchen, two bedrooms, shower room and conservatory / lean-to. Benefitting further from off road parking with carport and garage*. Internal inspection is essential to fully appreciate the property, its location and the potential on offer. Available with NO UPWARD CHAIN.

EPC Band D.
 Council Tax Band C.

Offers Over £200,000

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Entrance Door

Located to the side and opening to the hall.

Hall

Having a loft hatch (with ladder), coving to the ceiling, radiator, storage cupboard, archway to the kitchen and doors to the living room, shower room, bedrooms one and two.

Living Room

17'0" x 10'9" into recess (5.20m x 3.30m into recess)



Having a gas fire with surround, double glazed window to the front, radiator and coving to the ceiling.



Kitchen

9'6" x 8'10" (2.90m x 2.70m)



Fitted with wall and base units having a complementary worksurface over, single drainer sink unit with mixer tap, built in mid-level oven and hob with extractor fan over, space for domestic appliance, tiled splash backs, coving to the ceiling, double glazed window to the side and single glazed window and door to the conservatory / lean-to.



Conservatory / Lean-To

19'4" x 5'6" (5.90m x 1.70m)

Having double glazed windows to the side and rear, door to the rear garden and plumbing for washing machine.

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Bedroom One

12'9" x 10'9" inc. w/robes (3.90m x 3.30m inc. w/robes)



Having fitted wardrobes, radiator, coving to the ceiling and single glazed window to the conservatory / lean-to.

Bedroom Two

10'5" x 8'10" (3.20m x 2.70m)



Having a double glazed window to the front, radiator and coving to the ceiling.

Shower Room



Fitted with base units providing storage and having an inset wash basin and w/c with concealed cistern, shower enclosure with tiled surround, part tiled walls, tiled flooring, heated towel rail and double glazed window to the side.

Outside

Having a fore garden and driveway to the side with carport, garage and access to the rear garden.

Car Port & Garage*



*Due to the limited width access the garage, we recommend any interested party to make their own investigation as to adequate access for their purposes.

Garage

Having a up and over door to the front, double glazed window to the side and access door to the rear garden.

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Rear Garden



Council Tax

Wyre Forest DC - Band C.

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.

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.

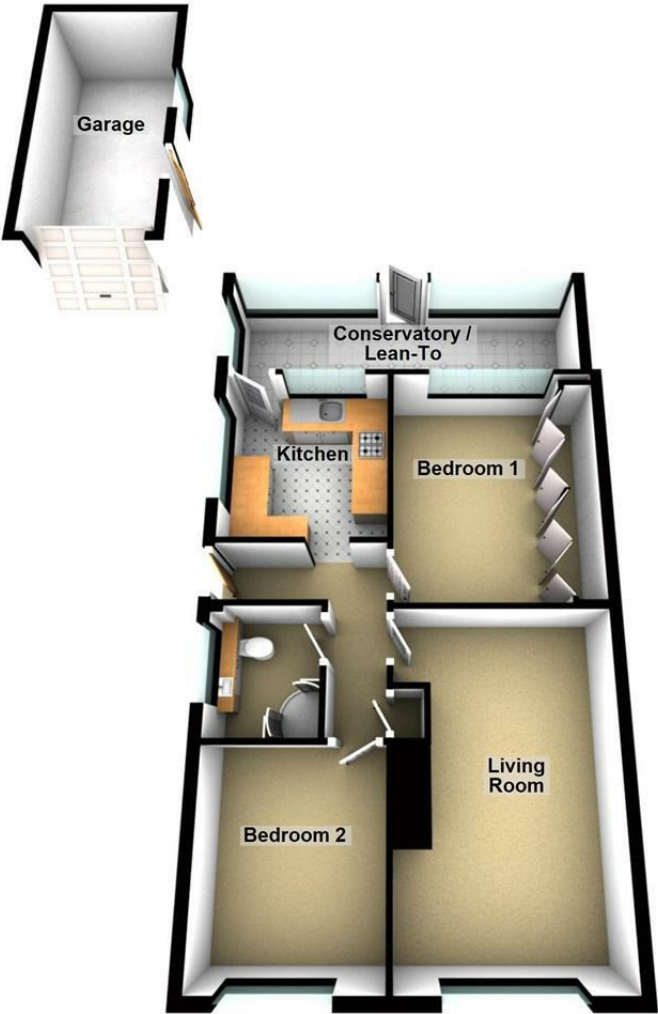
Disclaimer

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-201224-V1.0

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	