



20 Yarranton Close, Stourport-On-Severn, DY13 0ED

This end terraced house is situated upon this established residential estate which offers easy access to the local amenities including primary school, bus links and road networks in addition to the amenities located close by in Areley Kings of a Co-op Village Store, pharmacy and recreational park. The accommodation briefly comprises a lounge diner and kitchen to the ground floor, three bedrooms and bathroom to the first floor. Benefiting further from a rear garden. Call today to book your viewing.

EPC Band D.
Council Tax Band A.

Offers Around £129,950

Entrance Door

Opening to the lounge diner.

Lounge Diner

18'0" x 11'5" (5.50m x 3.50m)

Having a double glazed window to the front, coving to the ceiling, electric fire with surround and door to the rear hall.

Rear Hall

Having stairs to the first floor landing with storage beneath, radiator, door to the rear garden and door to the kitchen.

Kitchen

11'5" max x 11'5" max (3.50m max x 3.50m max)

Having wall and base units with worksurface over, single drainer sink unit, space for domestic appliance, plumbing for washing machine, space for under counter appliance, cupboard, double glazed window to the rear and coving to the ceiling.

First Floor Landing

Having a loft hatch, doors to all bedrooms and bathroom.

Bedroom One

11'5" x 11'5" (3.50m x 3.50m)

Having a double glazed window to the rear and radiator.

Bedroom Two

11'5" x 9'6" (3.50m x 2.90m)

Having a double glazed window to the front and radiator.

Bedroom Three

8'2" x 8'2" (2.50m x 2.50m)

Having a double glazed window to the front and radiator.

Bathroom

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

Outside



Having a front garden.

Rear Garden



Having a patio leading to a gravelled area.

Council Tax

Wyre Forest DC - Band A.

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.

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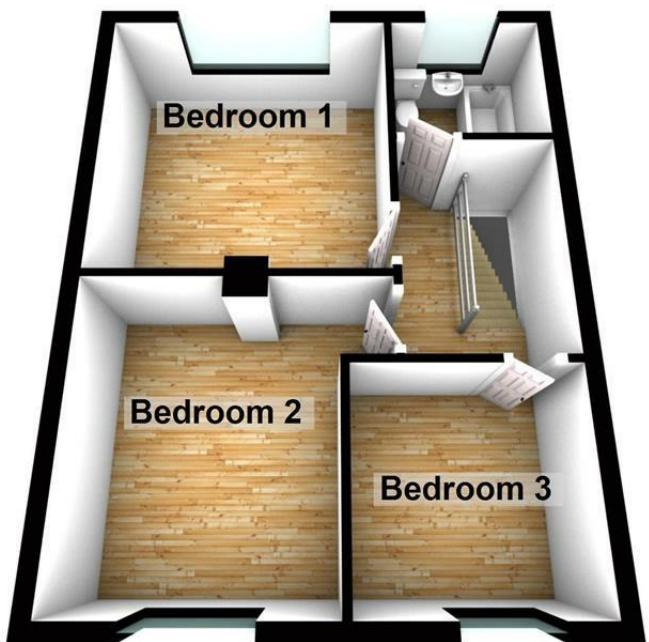
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Ground Floor



First Floor



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