

severn estates

Severn Estates
40 High Street, Stourport on Severn
Worcestershire DY13 8BS
Tel: 01299 826777
sos@severnestateagents.co.uk
www.SevernEstateAgents.co.uk



19 Kings Arms Lane, Stourport-On-Severn, Worcestershire, DY13 0NS

This link-detached house is located within this popular area of Stourport on Severn and grants easy access to the main road networks leading to the Town Centre, Bewdley and Worcester, plus amenities located close by of a Primary School, Coop 'Village' Store with post office, plus a pharmacy, pubs, recreational park and close to the countryside for walks and cycling. Offering a fabulous opportunity for a growing family the accommodation briefly comprises a living room with archway to the dining room, kitchen and cloakroom to the ground floor, three bedrooms and bathroom to the first floor. Benefitting further from double glazing, gas central heating, smart meters, alarm system, off road parking and garage. Call today to book your viewing.

EPC band D.
Council Tax Band C.

Offers Around £235,000

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Entrance Door

Composite entrance door opening to the hall.

Hall

With coving to the ceiling, and doors to the cloakroom and living room.

Cloakroom

Having a wash basin, w/c, radiator, alarm panel and double glazed window to the front.

Living Room

14'9" x 12'1" (4.50m x 3.70m)



Having a double glazed window to the front, feature fireplace (current gas for not working), stairs rising to the first floor landing, coving to the ceiling and archway to the dining room.



Dining Room

10'9" x 7'2" (3.30m x 2.20m)



With a double glazed sliding patio door opening to the rear garden, radiator and door to the kitchen.

Kitchen

10'9" x 7'2" (3.30m x 2.20m)



Fitted with wall and base units with complementary work surface over, built in electric oven and gas hob with extractor fan over, plumbing for washing machine, single drainer sink unit with mixer tap, tiled splash backs, double glazed window to the rear, understairs pantry and door to the garage.

First Floor Landing

With double glazed window to the side, doors to all bedrooms and bathroom, airing cupboard, loft hatch and coving to the ceiling.

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Bedroom One

10'9" x 9'2" (3.30m x 2.80m)



Having a double glazed window to the rear, radiator, coving to the ceiling and fitted wardrobes with sliding mirrored doors.

Bedroom Two

12'9" x 7'10" (3.90m x 2.40m)



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

Bedroom Three

9'10" max, 7'2" min x 6'10" (3.00m max, 2.20m min x 2.10m)



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

Bathroom



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

Outside

Having a driveway to the side leading to the garage.

Garage

Fitted with an up & over 'Garador', door to the rear garden, tap and loft hatch.

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Rear Garden



Patio area with Pergola and established shrubs and tree surrounding lawn.



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-300125-V1.0



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.

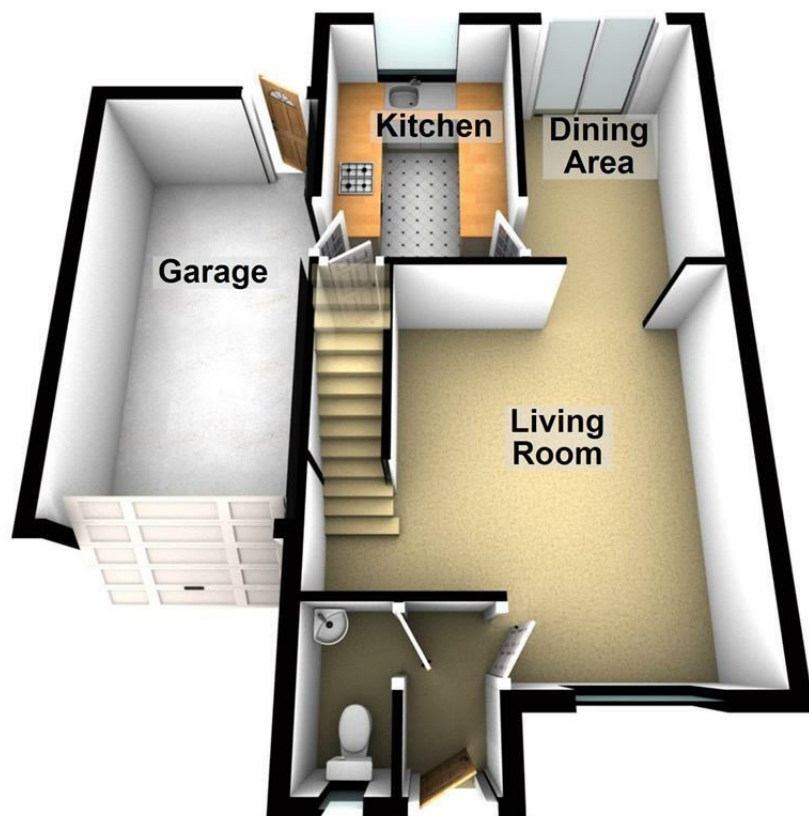
Fixtures & Fittings

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.

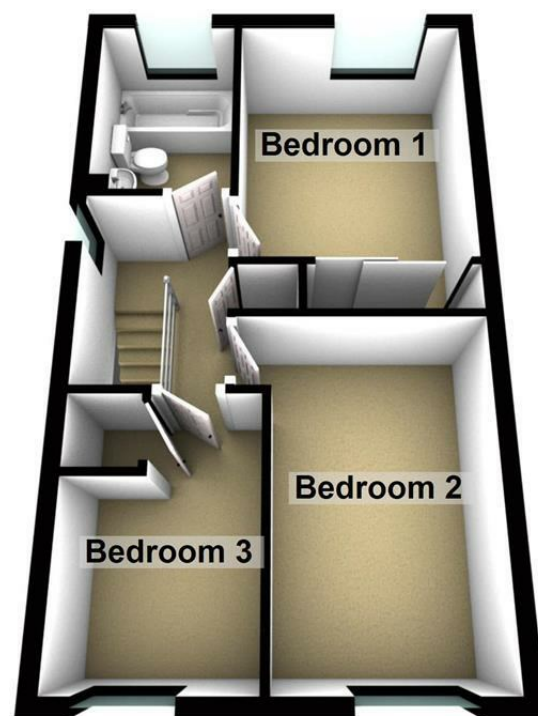
MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(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	