

severn estates

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2 Abberley Avenue, Stourport-On-Severn, DY13 0NZ

This detached house sits on a corner plot of this popular residential location of Areley Kings which grants easy access to the main road networks leading to the Town Centre, Worcester, Kidderminster and Bewdley, whilst benefitting from the local amenities close by of a primary school, Coop 'Village' Store, pharmacy, Public House, and recreational park. The detached house has been well cared for by the current owners with the family accommodation briefly comprising a living room, dining room, kitchen, laundry room and shower room to the ground floor. Three bedrooms, bathroom and separate w/c to the first floor. Benefitting further from beautiful rear and side gardens thanks to its corner plot, gas central heating, off road parking and garage. Internal inspection is essential to fully appreciate all on offer, call today to book your viewing.

EPC band C.
Council Tax D.

Offers Around £365,000

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Entrance Door

Opening to the porch.

Porch

Having a storage cupboard, door to the hall and double glazed windows to the front and side.

Hall

With stairs to the first floor landing, radiator, and doors to the kitchen and living room.

Living Room

18'0" x 11'1" into alcove (5.50m x 3.40m into alcove)



With a double glazed window to the front and side, two radiators, feature electric fire inset to chimney breast and glazed sliding door to the dining room.

Living Room



Dining Room

10'2" x 9'6" (3.10m x 2.90m)



With a double glazed window to the side, radiator and double glazed sliding patio door to the rear garden.

Kitchen

13'9" x 9'6" (4.20m x 2.90m)



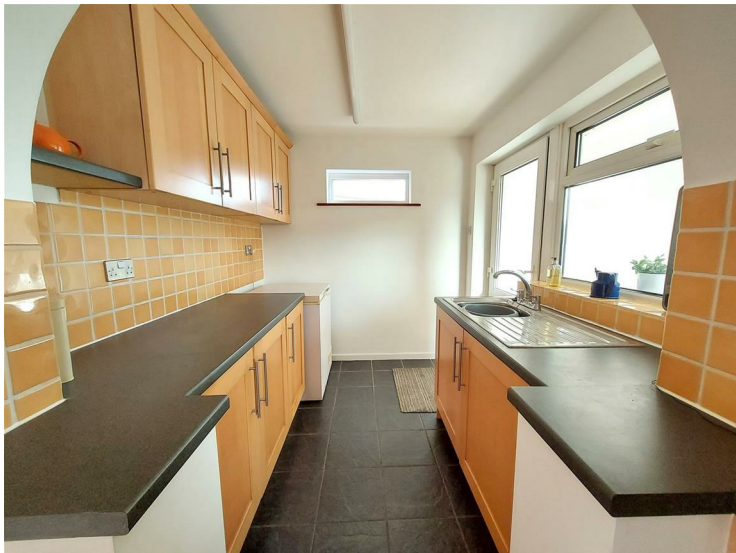
Fitted with a range of wall and base units with complementary worksurface over, built in oven and hob with extractor fan over, one and a half bowl sink unit with mixer tap, integrated dishwasher, breakfast bar, tiled splash backs, tiled flooring, radiator, double glazed window to the rear, under stairs cupboard and archway to a further kitchen area.

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Further Kitchen Area

7'10" x 6'10" (2.40m x 2.10m)



Matching wall and base units and worksurface to the main kitchen, single drainer sink unit with mixer tap, tiled splash backs, internal window and door to the rear laundry room, tiled flooring, space for domestic appliance and double glazed window to the side.

Laundry Room

Having a wall mounted electric heater, tiled flooring, double glazed window to the side, slim wall and base units with worksurface, plumbing for washing machine space for under counter appliance and door to the shower room.

Shower Room



Fitted with a shower enclosure with tiled surround, w/c, wash basin, heated towel rail, part tiled walls and double glazed window to the rear.

First Floor Landing

Having a double glazed window to the side, doors to all bedrooms, cloakroom and bathroom,

Bedroom One

15'1" x 9'10" (4.60m x 3.00m)



Having a double glazed window to the front and side, radiator and built in wardrobe.

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Bedroom Two

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



Having a double glazed window to the rear, radiator and built in wardrobe.

Bedroom Three

11'1" max x 9'6" max (3.40m max x 2.90m max)



Having a double glazed window to the front and radiator.

Bathroom



Fitted with a bath, shower enclosure, pedestal wash basin, part tiled walls, heated towel rail and double glazed window to the rear.

Cloakroom

Having a w/c and wash basin, part tiled walls and double glazed window to the rear.

Outside



Sitting on a generous corner plot with off road parking and access to the garage.

Garage

With a up & over door to the front.

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Side Garden



Rear Garden



A beautiful partly walled rear garden being laid mainly to lawn with established borders, water feature, patio, three decked areas and two sheds.

Agents Note

The seller has informed us that the property has been re-wired within that last two years.

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.

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

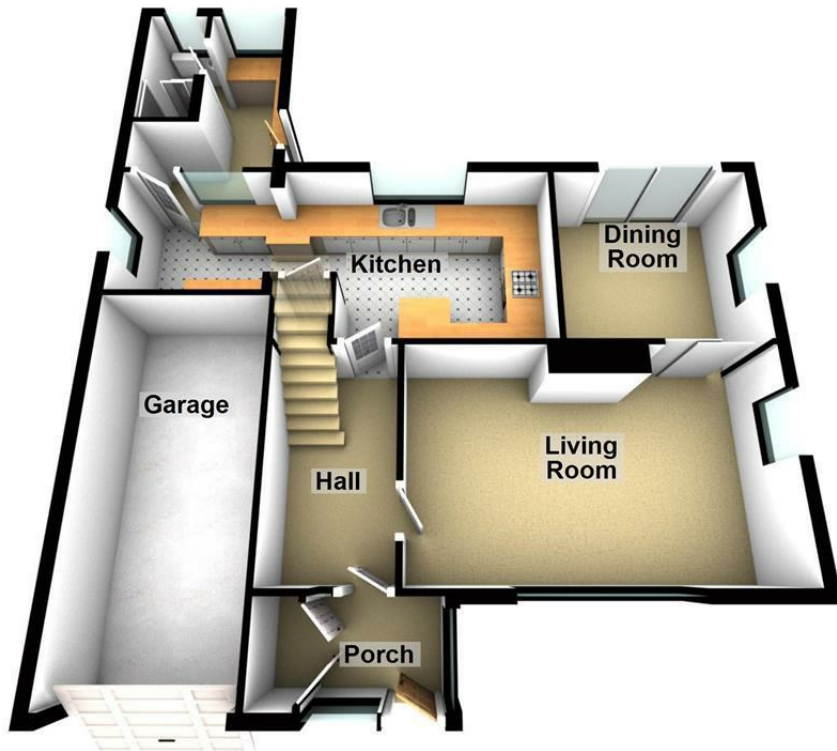
MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTIONS ACT

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-070225-v1.0



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(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	