



132 Bewdley Road, Stourport-On-Severn, DY13 8XH

This detached dormer style house offers immense versatility and located within the good size plot along this popular location which gives easy access to the local amenities including convenience store and road networks, plus the Town Centre and Memorial Park a short walk away. The flexible family sized accommodation has been lovingly cared and briefly comprises a living room, dining room, breakfast kitchen, bathroom and two bedrooms to the ground floor, two bedrooms, dressing room, ensuite shower room and cloakroom to the first floor. Benefitting further from a fabulous plot, detached double garage, gas central heating, double glazing and gardens.

A visit to the property to fully appreciate the property and plot on offer, call today to book your viewing.

EPC Band TBC.
 Council Tax Band D.

Offers Around £399,950

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Entrance Door

Opening to the porch.

Porch

With tiled flooring and door to the hall.

Hall

With doors to the living room, dining room, breakfast kitchen, bathroom, bedrooms one and two, radiator and stairs to the first floor landing.

Living Room

14'1" plus bay x 11'5" max (4.30m plus bay x 3.50m max)



Having a double glazed bay window to the front, double glazed window to the side, feature gas fire, radiator and coving to the ceiling.

Dining Room

13'9" x 11'1" max (4.20m x 3.40m max)



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

Breakfast Kitchen

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



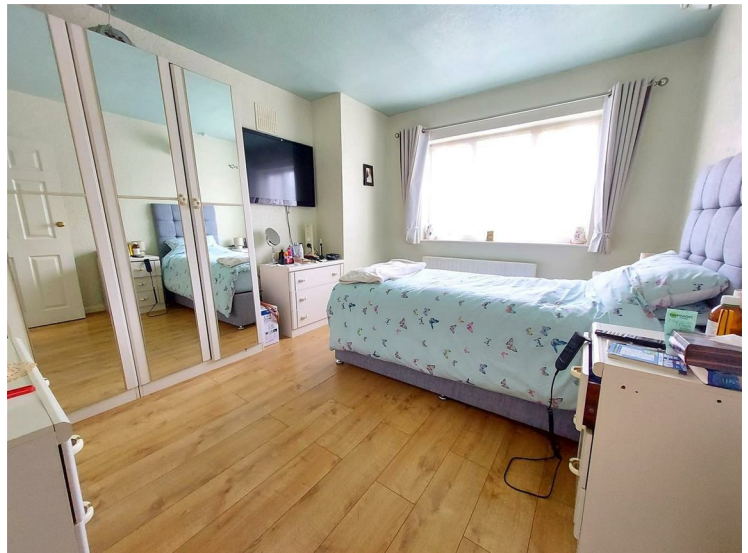
Fitted with wall and base units having a complementary worksurface over, space for domestic appliance, single drainer sink unit, integrated fridge-freezer and dishwasher, double glazed window and door to the side, radiator and door to the store.

Store

With a double glazed window to the side and plumbing for washing machine.

Bedroom One

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



Having a double glazed window to the rear and radiator.

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Bedroom Two

11'5" x 11'1" (3.50m x 3.40m)



Having a double glazed window to the rear and radiator.

Bedroom Three

13'9" x 8'10" (4.20m x 2.70m)



Having dual aspect double glazed windows to the side, radiator and door to the dressing room.

Bathroom



Having a bath with tiled surround, shower enclosure with tiled surround, pedestal wash basin, w/c, radiator and double glazed windows to the side.

Dressing Room

Having a double glazed window to the side and door to the ensuite shower room.

Ensuite Shower Room



Fitted with a shower enclosure, base units with wash basin and w/c with concealed cistern, tiled flooring, part tiled walls, radiator and double glazed window to the side.

First Floor Landing

With a skylight window to the side and doors to the cloakroom, bedrooms three and four.

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Bedroom Four

13'9" x 10'2"* (4.20m x 3.10m*)



Having a double glazed window to the side and radiator.
* Limited head height.

Cloakroom

Fitted with a w/c and wash basin set to unit, part tiled walls, radiator and double glazed window to the side.

Front Elevation



Outside



Having a large gravelled frontage providing ample off road parking. Double gates grant access to the rear garden, further parking and the detached double garage.



Detached Double Garage



Having a roller door and side door.

Rear Garden



To the rear of the property we have delightful lawn area with pathway and pond, there is a further garden area which is laid to lawn.

Further Garden Area



Agents Note

Please be advised that we have not seen sight of any paperwork or building regulations for the first floor conversion.

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

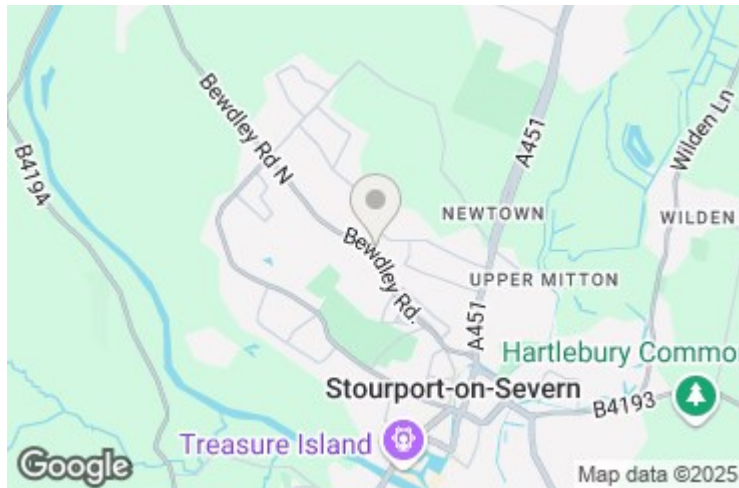
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Disclaimer

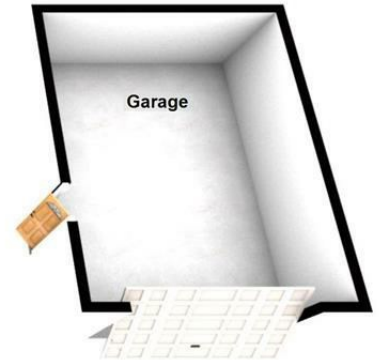
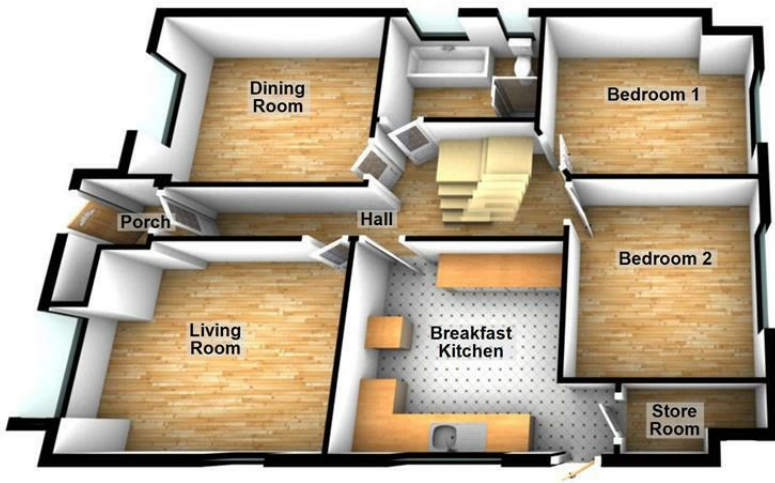
MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTIONS ACT

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-060225-V1.0



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	EU Directive 2002/91/EC	