

**severn estates**

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### **20 Hanstone Road, Stourport-On-Severn, DY13 0HA**

This semi-detached house is offered for sale with the distinct advantage of NO UPWARD CHAIN, being situated upon this popular and established residential estate with the enviable position of a 'green' to the front. The location 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 Village Store, pharmacy and recreational park. The property would benefit from some general updating but offers a fantastic opportunity for first time buyers and briefly comprises a living room with family area, dining room, kitchen and cloakroom to the ground floor, two bedrooms and bathroom to the first floor. Benefiting further from a double glazing, gas central heating, front and rear garden with parking area to the rear\*. Call today to book your viewing to avoid missing out on this great opportunity, available with NO UPWARD CHAIN.

EPC Band D.  
Council Tax Band B.

**Offers Around £179,950**



## 20 Hanstone Road, Stourport-On-Severn, , DY13 0HA

### Entrance Door

Opening to the hall.

### Hall

Having stairs to the first floor landing with storage cupboard beneath, door to the dining room, double glazed window to the side and radiator.

### Dining Room

8'10" x 7'10" (2.70m x 2.40m)



Having a double glazed window to the side and rear, radiator, wall mounted boiler, fixed seating area, walkthrough to the kitchen, tiled flooring and door to the family area of the living room.

### Living Room



### Family Area

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



With double doors to the rear garden, radiator and coving to the ceiling.

### Living Area

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



With a double glazed window to the front, feature gas fire with surround and brick side plinth,



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### Kitchen

8'6" x 8'2" (2.60m x 2.50m)



Fitted with wall and base units with complementary worksurface over, single drainer sink unit with mixer tap, built in oven and hob with hood over, tiled splash backs, tiled flooring, plumbing for washing machine, double glazed window to the rear, door to the rear garden and door to the cloakroom.

### Cloakroom



Having a double glazed window to the front and w/c.

### First Floor Landing

With a loft hatch and doors to both bedrooms and bathroom.

### Bedroom One

13'9" max to w/robe x 10'2" (4.20m max to w/robe x 3.10m)



Having two double glazed windows to the front, radiator, built in wardrobe and storage cupboard.



### Outlook



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### Bedroom Two

12'9" inc. w/robe x 10'9" max, 9'6" min (3.90m inc. w/robe x 3.30m max, 2.90m min)



With a double glazed window to the rear, fitted wardrobe with sliding mirrored doors and radiator.

### Bathroom



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

### Outside



The property is set back from the road behind a pleasant 'Green' and has a pathway leading to the entrance door.

### Front Garden

Having a lawned fore garden and pathway to the entrance door.

### Rear Garden



Being laid mainly to lawn with slabbed area and pathway. Having a timber garage and gated rear access\*.

### \*Agents Note

Please note we have not sought legal clarification on the rear access to the property and advise any potential buyers to seek the advice of their solicitor regarding this.

### Council Tax

Wyre Forest DC - Band B.

### 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

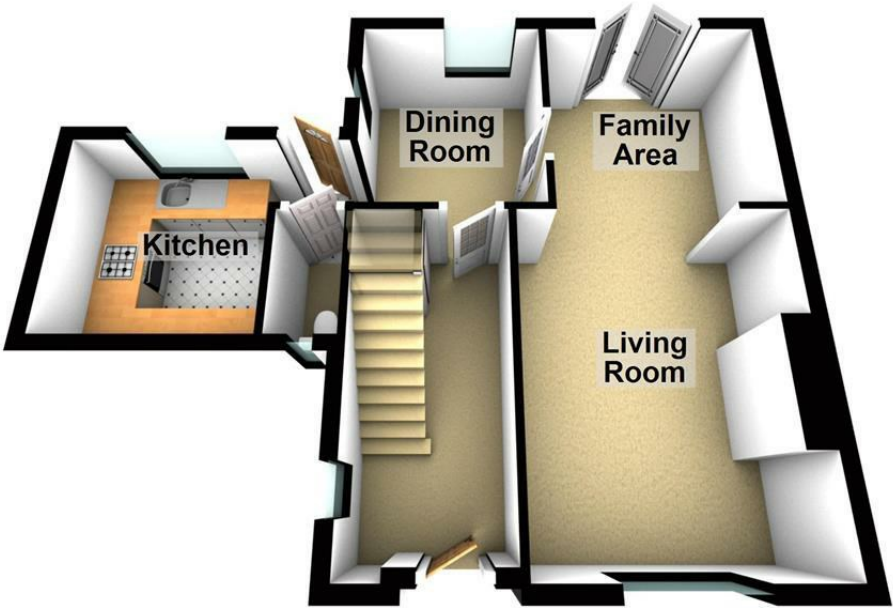
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

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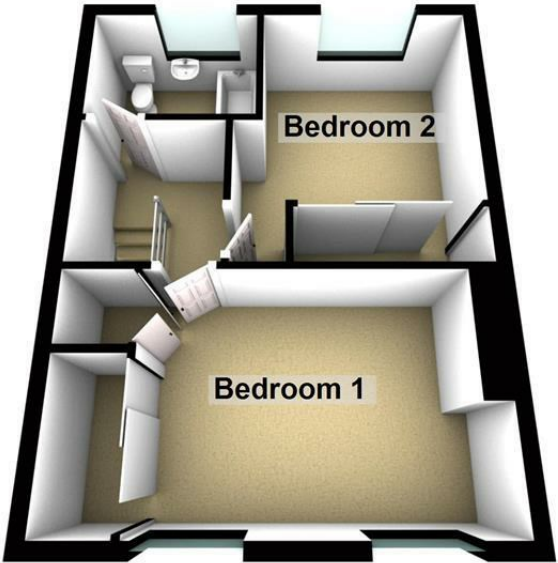




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(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	