



82 Dorsett Road, Stourport-On-Severn, DY13 8EP

This semi-detached bungalow is available with the distinct advantage of No Upward Chain and situated along this highly sought after residential location. Offering quiet yet incredibly convenient access to the local amenities including the Town Centre, Memorial park and main road networks leading to Kidderminster and Bewdley. The well cared for and spacious accommodation offers a versatile layout that briefly comprises a lounge, kitchen diner, three bedrooms, conservatory and shower room. Benefiting further from double glazing, gas central heating off road parking, rear garden with a Summer House. Viewing is essential to fully appreciate the bungalow on offer.

EPC band D.
 Council Tax Band C.

Offers Around £325,000

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Entrance Door

Being double glazed and opens into the porch.

Porch

Having a double glazed window to the side and step up and door to the reception hall.

Reception Hall

Having door to all rooms, access to the loft hatch, radiator and coving to the ceiling.

Lounge

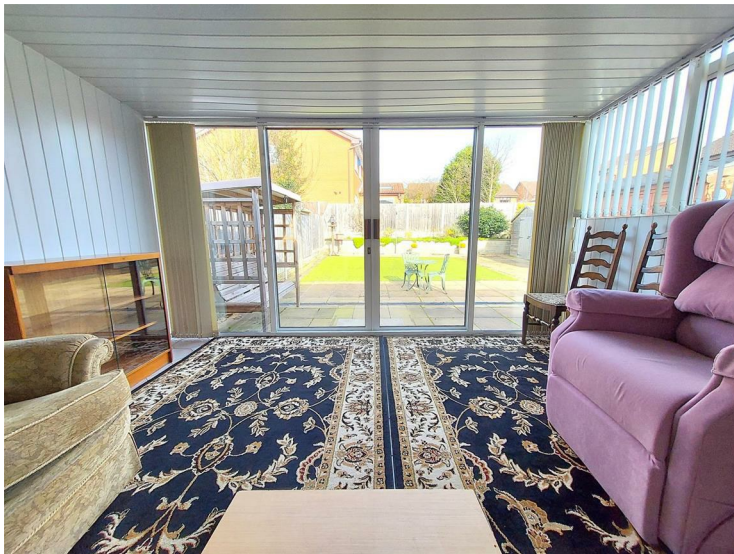
15'1" max into alcove x 10'9" (4.6m max into alcove x 3.30m)



Having a double glazed sliding patio door to the rear giving access to the conservatory, feature fire surround with marble effect backing and hearth with electric fire, two radiators and coving to the ceiling.

Conservatory

12'1" x 8'2" (3.70m x 2.50m)



Having double glazed windows to the side and rear with double glazed sliding patio door opening to the rear garden.

Kitchen Diner

11'5" x 10'9" (3.50m x 3.30m)



Fitted with wall and base cabinets with wood effect doors and marble effect work surface over, single drainer sink unit with mixer tap, space for domestic appliances, plumbing for washing machine, wall mounted central heating boiler, tiled flooring, part tiled walls, double glazed window to the rear and access to the dining area.

Kitchen Area



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Dining Area

7'10" x 7'2" (2.40m x 2.20m)



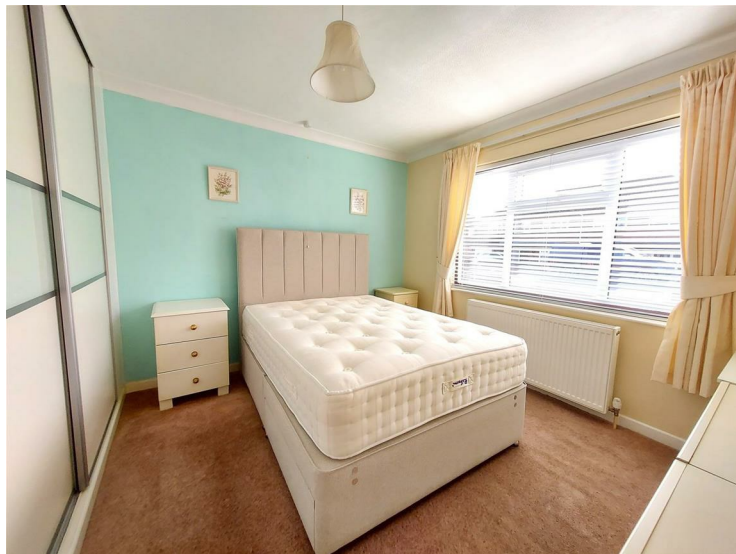
Having a double glazed window to the side, tiled flooring, radiator and double glazed door to the rear lobby.

Rear Lobby

Having a double glazed door opening to the rear garden.

Bedroom One

11'5" x 10'9" inc. w/robe (3.50m x 3.30m inc. w/robe)



Having a double glazed window to the front, fitted wardrobes and drawer units, radiator and coving to the ceiling.

Bedroom Two

10'9" x 10'5" (3.30m x 3.20m)



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

Bedroom Three

14'9" x 7'10" (4.50m x 2.40m)



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

Shower Room



Fitted with a with a white suite comprising a shower enclosure with thermostatic shower, wash hand basin built into unit, W/C, tiled walls, radiator and double glazed window to the side

Outside

Rear Garden



Council Tax

Wyre Forest DC - Band C.

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.

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.

Fixtures & Fittings

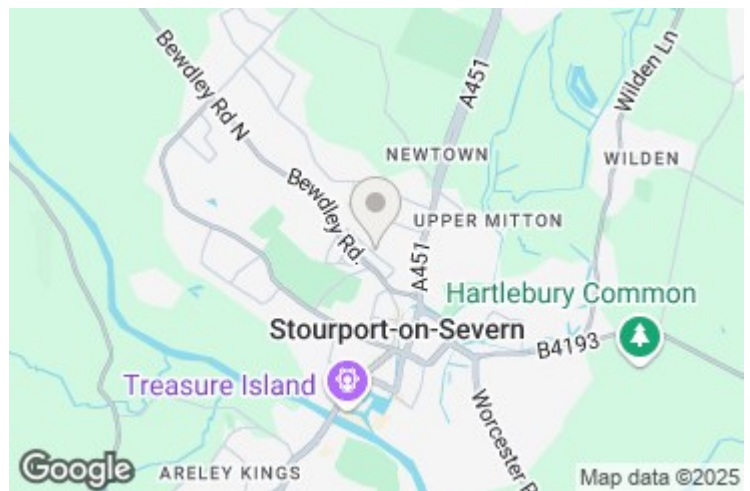
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

Disclaimer

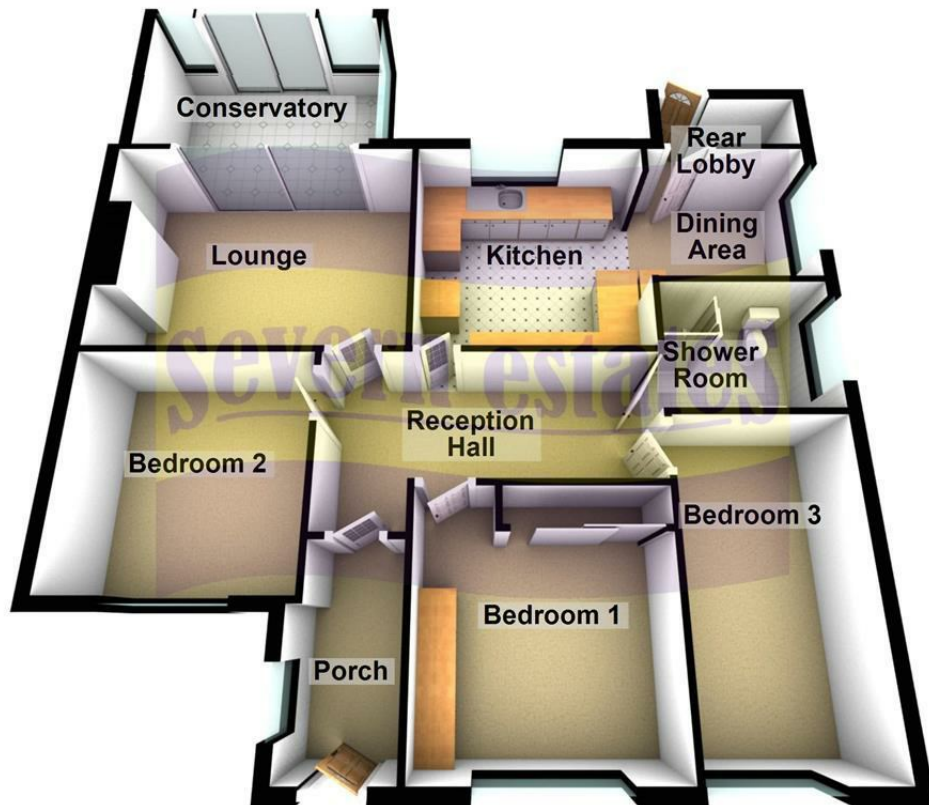
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-030325-V.10



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 