



19 Lickhill Road, Stourport-On-Severn, Worcestershire, DY13 8SE

This traditional semi-detached house comes to the market with the advantage of 'No Upward Chain' and requires modernisation but offers a fantastic opportunity moving forward. The popular location offers incredibly easy access to the local shops, bus links and Riverside area with picturesque walks and parks, along with main road networks, Primary Schools and the Memorial Park. The flexible accommodation briefly comprises a living room, dining room, kitchen, conservatory and cloakroom to the ground floor. Three bedrooms and bathroom to the first floor. Benefiting further from off road parking, garage and rear garden. A visit to the property is essential to fully appreciate the property and location on offer, call today to book your viewing.

EPC Band E.
 Council Tax Band C.

Offers Around £235,000

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Entrance Door

Opening to the hall.

Hall

With stairs to the first floor landing, radiator, double glazed window to the front and doors to the living room, dining room and kitchen.

Dining Room

9'6" plus bay x 12'5" into alcove (2.90m plus bay x 3.80m into alcove)



With a double glazed bay window to the front, picture rail, radiator, gas fire*, and double doors to the living room.

Living Room

13'1" x 12'1" into alcove (4.00m x 3.70m into alcove)



With double glazed sliding patio doors to the conservatory, radiator, gas fire*, and picture rail.



Conservatory

12'5" max x 11'9" max (3.80m max x 3.60m max)



With tiled flooring, double glazed windows to the side and rear, and double doors opening to the rear garden.

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Kitchen

9'6" x 6'10" (2.90m x 2.10m)



Fitted with all and base units with worksurface over, space for domestic appliance, space for under counter appliance, part tiled walls, tiled flooring, door leading outside, and archway to the continued kitchen area.

Kitchen Cont.

12'5" max x 5'10" max (3.80m max x 1.80m max)



Continued from the kitchen into conservatory, having base units with worksurface over, single drainer sink unit, plumbing for washing machine, tiled flooring, double glazed window to the rear and side, and door to the conservatory.

Cloakroom



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

First Floor Landing

With a double glazed window to the side, and doors to all bedrooms and bathroom.

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Bedroom One

13'1" x 12'1" into alcove (4.00m x 3.70m into alcove)



With a double glazed window to the rear, radiator, picture rail, and airing cupboard.

Bedroom Two

13'1" into alcove x 9'6" plus bay (4.00m into alcove x 2.90m plus bay)



Having a double glazed bay window to the front and picture rail.

Bedroom Three

9'6" x 6'10" (2.90m x 2.10m)



Having a double glazed window to the rear, loft hatch, and picture rail.

Bathroom



Fitted with a bath with tiled surround, pedestal wash basin, w/c, double glazed window to the front, and radiator.

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Outside



Situated behind a gated frontage with block paved driveway, with a set of further double gates give access to the rear garden and garage.

Rear Garden



Being laid mainly to lawn with borders, and block paved patio area to the rear of the house.



Rear Elevation



Garage



Having an up and over door to the front and pedestrian access door.

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*Agents Note

Please be advised that we have been informed that the gas fires and part gas central heating system may no longer be in a safe and working order.

Agents Note 2

We have been informed that the property has been underpinned, the paperwork is with the sellers solicitors. We recommend any interested parties to make their own enquiries with their mortgage lender or broker as to the situation and risk of lending, along with any reports or surveyors they would request.

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.

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.

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.

Fixtures & Fittings

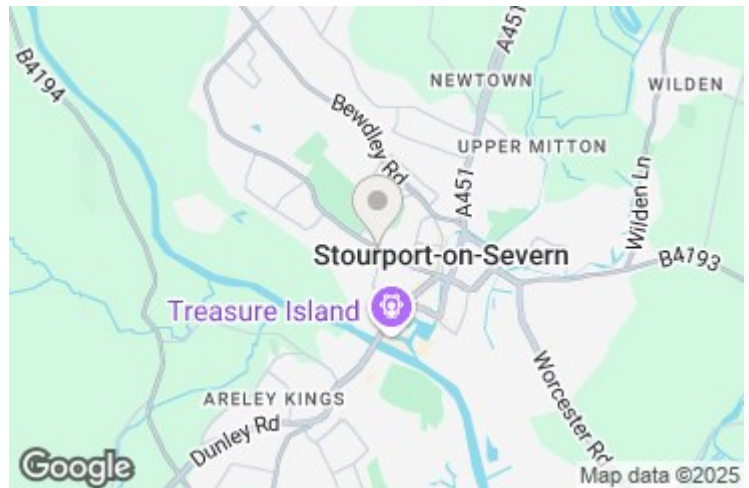
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

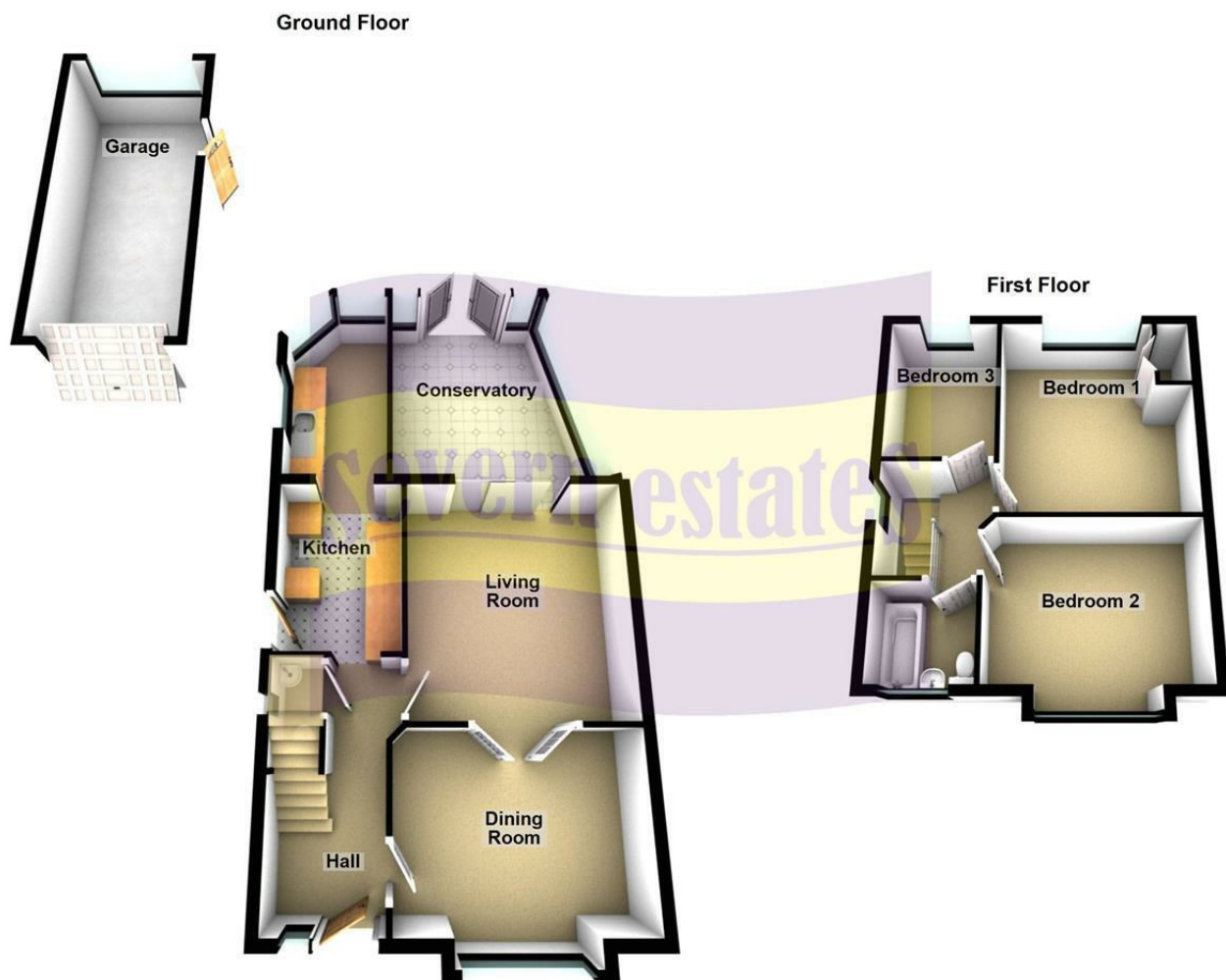
Disclaimer

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-240325-V1.0





| Energy Efficiency Rating | | |
|---------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | | |
| (55-68) D | 50 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |