



## 5 Cheviot Close, Stourport-On-Severn, DY13 0NX

We are delighted to offer For Sale this extended family home, which is positioned in a popular cul-de-sac location within Areley Kings with local amenities including a Village Store, pharmacy, recreational park, in addition to road links leading to the Town Centre, Worcester, Kidderminster and Bewdley. The property requires internal inspection to truly appreciate the size of the accommodation on offer which comprises of an open plan lounge / diner, kitchen, cloakroom, bedroom four / office to the ground floor, three bedrooms, bathroom and W/c to the first floor. The property benefits further from double glazing, gas central heating, off road parking and mature rear garden. The property is available with No Upward Chain. (This is a probate sale where probate is already in place).

Council Tax Band C.  
 Epc Band tbc.

**Offers Over £280,000**

## 5 Cheviot Close, Stourport-On-Severn, , DY13 0NX

### Entrance Door

Opens into the reception hall

### Reception Hall

9'2" x 2'11" (2.8m x 0.9m)

Having a door to the inner hallway, storage cupboard, coving to the ceiling, access to the loft space and a dado rail.

### Inner Hallway

Having staircase to the first floor landing, doors to the open plan lounge / diner and bedroom four / office.

### Open Plan Lounge / Diner

20'8" x 11'9" plus 8'6" x 8'2" (6.3m x 3.6m plus 2.6m x 2.5m)



Having double glazed sliding patio door to the rear, further double glazed window to the rear, feature fire surround with inset fire, coving to the ceiling. dado rail and door to the rear hall.

### Open Plan Lounge / Diner



### Rear Hall

Having tiled walls and flooring, doors to the rear garden, understairs storage, cloakroom and kitchen.

### Kitchen

16'0" max 15'1" min x 8'2" (4.9m max 4.6m min x 2.5m)



Fitted with a range of wall and base cabinets with complimentary work surface over, one and a half bowl sink unit with mixer tap, built in oven and gas hob with hood over, integrated fridge, plumbing for washing machine, tiled walls, tiled flooring, double glazed windows to the front and side and inset lighting.

### Cloakroom

Having a wall mounted wash hand basin, tiled walls and flooring.

### Bedroom Four / Office

13'9" x 8'10" max 5'2" min (4.2m x 2.7m max 1.6m min)



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

### Fist Floor Landing

Having access to the loft space, doors to the bedrooms, bathroom and W/c.

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### Bedroom One

12'5" to wardrobe x 10'2" (3.8m to wardrobe x 3.1m)



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

### Bedroom Three

11'5" x 8'2" plus 4'3" x 3'7" (3.5m x 2.5m plus 1.3m x 1.1m)



Having a double glazed window to the front, laminate wood effect flooring and radiator.

### Bedroom Two

15'1" x 8'6" (4.6m x 2.6m)



Having a double glazed window to the front, laminate wood effect flooring and radiator.

### Bathroom

9'6" max 7'6" min x 5'6" (2.9m max 2.3m min x 1.7m)



Fitted with a panel bath, separate shower cubicle with wall mounted shower, wash hand basin built into a unit, heated towel rail, tiled walls, inset lighting, door to airing cupboard and double glazed window to the rear.

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### Outside



Having a block paved driveway providing off road vehicular parking with well stocked borders and a side gated access leading to the rear garden.

### Rear Garden



Block paved patio area leads to the lawn with borders and mature tree.

### Rear Elevation



### Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

### Council Tax

### 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.

### 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.

### 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.

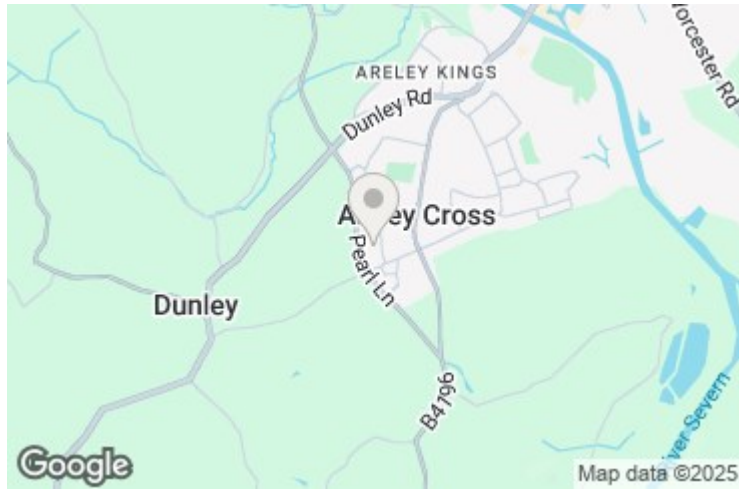
### Disclaimer

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.

RP-24-04-2025-V1

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| 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<br>2002/91/EC                                                           |
|                                             |         |  |