

**severn estates**

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### **116 Bewdley Road, Stourport-On-Severn, DY13 8XH**

We are proud to bring to market this traditional double bay fronted house which offers a wealth of flexibility and space to accommodate the modern family. Positioned 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. Having been lovingly cared for the versatile property must be viewed to be fully appreciated with the accommodation briefly comprising a reception hall, living room, dining room, office / sitting room, conservatory, kitchen, utility, shower room and separate W/C all to the ground floor, four bedrooms and shower room to the first floor. Additionally the property benefits from off road parking, garage, extended rear garden and gas central heating, plus loft space. Act fast to avoid missing out on this delightful opportunity, call today to book your appointment.

EPC band D.  
Council Tax Band D.

**Offers Around £340,000**



## 116 Bewdley Road, Stourport-On-Severn, , DY13 8XH

### Entrance Door

Located to the side and opening to the reception hall.

### Reception Hall

13'5" inc. stairs x 13'1" (4.10m inc. stairs x 4.00m)



A light, airy and versatile hallway offering a double glazed window to the side and full length double glazed window to the rear, radiator and doors to the living room, dining room, kitchen, shower room and sitting room/office/study.

### Living Room

16'4" into bay x 13'1" (5.00m into bay x 4.00m)



Having a double glazed bay window to the front, radiator, picture rail, TV point and feature fire place with inset gas fire (not in use).

### Dining Room

13'1" into bay x 13'1" (4.00m into bay x 4.00m)



Having a double glazed bay window to the front, ornamental fireplace, radiator and picture rail.

### Sitting Room / Office

13'9" x 9'6" (4.20m x 2.90m)



A versatile and useful space which would make an ideal office/study, playroom or additional sitting room, having double glazed windows to the side, radiator, TV point and double doors to the conservatory.



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### Conservatory

10'9" x 7'2" (3.30m x 2.20m)



Having a brick base double doors opening to the rear garden and double glazed windows to the side and rear.

### Breakfast Kitchen

13'1" x 10'5" (4.00m x 3.20m)



Fitted with units having a complimentary work surface over, Belfast sink, part tiled walls, space for domestic appliance, current Rayburn cooker has been decommissioned, Quarry tiled flooring, built in storage cupboard, double glazed window to the rear and door to the utility.



### Utility

12'1" x 7'6" (3.70m x 2.30m)



Having wall and base units with complementary work surface over, double drainer sink unit with mixer tap, space for domestic appliance, space for under counter appliance, plumbing for washing machine, radiator, Quarry tiled flooring, double glazed windows to the side and door to the vestibule.

### Vestibule

With a door to the w/c and double glazed door leading to the rear garden.

### W/C



Having a w/c, Quarry tiled flooring and a single glazed window to the rear.

### Shower Room



Accessed from the reception hall, having shower enclosure with tiles surround, w/c, wash basin and radiator.

### First Floor Landing

Having a beautiful elongated stained glass window, doors to all bedrooms and shower room, plus loft hatch.

### Landing Window



### Bedroom One

14'1" max x 13'1" max inc. w/robe & cpd (4.30m max x 4.00m max inc. w/robe & cpd)



Having a double glazed window to the front, ornamental fireplace, picture rail, radiator, TV point, fitted wardrobe and storage cupboard (formerly en-suite shower room)



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### Bedroom Two

13'1" x 11'1" (4.00m x 3.40m)



Having a double glazed window to the front, stripped Pine flooring, ornamental fireplace and radiator.

### Bedroom Four

9'10" x 9'6" (3.00m x 2.90m)



Having a double glazed window to the rear and radiator.

### Bedroom Three

10'2" inc. w/robe x 10'5" (3.10m inc. w/robe x 3.20m)



Having a double glazed window to the rear, fitted wardrobe, airing cupboard (housing the Gas boiler) and radiator.

### Shower Room



Having a walk-in shower, wash basin and w/c set to base unit with work surface over, part tiled walls, double glazed window to the rear and radiator.



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### Outside



Having a stone covered foregarden with driveway providing off road parking and access to the garage.

### Garage

Having double doors to the front and rear pedestrian door to the rear garden, plus lighting and electric.

### Rear Garden



A private and generous sized rear garden being 'L' shaped to expand the plot, having a shed, external tap. Being laid mainly to lawn with established borders and patio area, plus a further lawn area.





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## Rear Elevation



## 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.

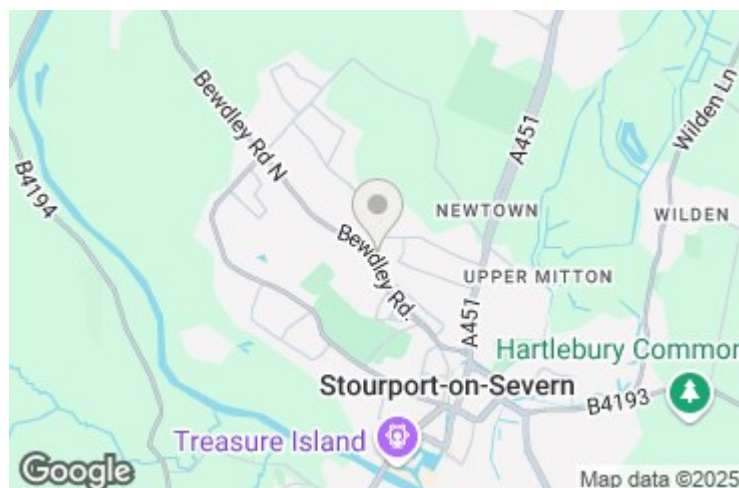
## Disclaimer

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-090824-V2.0

## Bewdley Road



## Council Tax

Wyre Forest DC - Band D.

## 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.

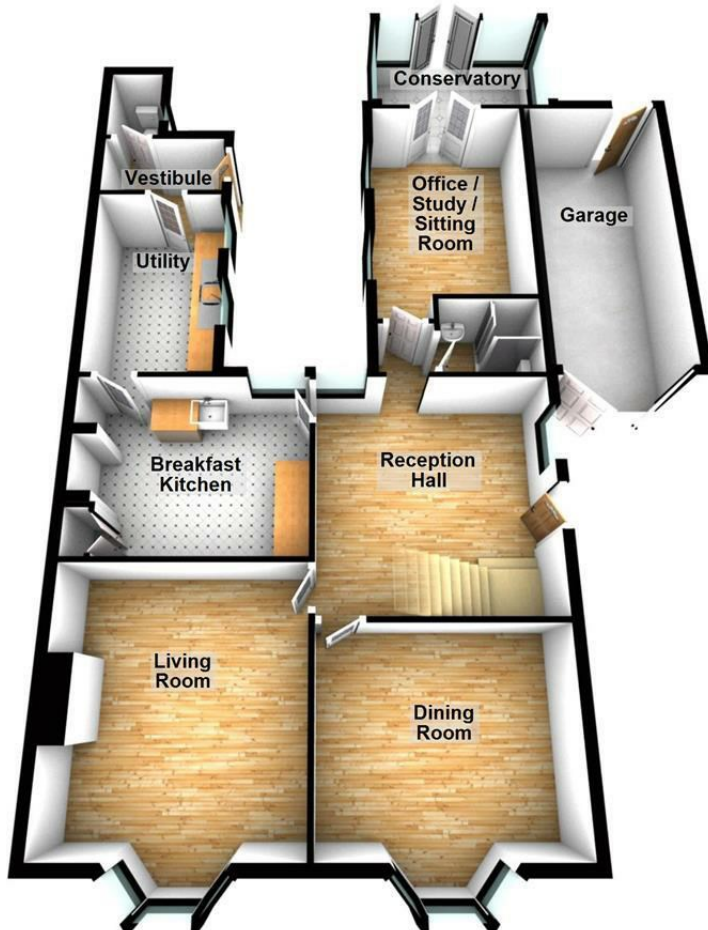
## Fixtures & Fittings

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.

Ground Floor



First Floor



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