

severn estates

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21 Langdale Road, Stourport-On-Severn, DY13 0BJ

This detached bungalow is available with the distinct advantage of No Upward Chain and situated up on this popular residential area with the location offers easy access to the main road networks leading to Worcester, Bewdley and Stourport Town Centre, whilst enjoying the local amenities of a Coop 'Village' Store, pharmacy, recreational park and local countryside for those with dogs or enjoy walks. The internal accommodation would benefit from some general updating but briefly comprises a living room with dining area, kitchen, two bedrooms and bathroom. Benefitting further from rear gardens, off road parking and garage. Book your viewing to avoid missing out. Available with No Upward Chain.

EPC Band TBC.
Council Tax band D.

Offers Around £265,000

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Entrance Door

Located to the side, having a side panel, and opening to the hall.

Hall

With doors to the living room, kitchen, both bedrooms, and bathroom, plus radiator, airing cupboard, and loft hatch.

Living Room

16'0" x 10'9" (4.90m x 3.30m)



With a feature gas fire with surround, coving to the ceiling, double glazed window to the front, and open to the dining area.



Dining Room

10'9" x 9'2" (3.30m x 2.80m)



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

Kitchen

10'9" x 7'6" inc. cpd (3.30m x 2.30m inc. cpd)



Fitted with wall and base units with worksurface over, built in oven and hob with extractor fan over, single drainer sink unit, plumbing for washing machine, space for under counter appliance, single glazed windows to the side and door leading outside, storage cupboard, and tiled walls.

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Bedroom One

11'5" x 10'5" (3.50m x 3.20m)



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

Bedroom Two

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



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

Bathroom



Fitted with a coloured suite comprising a bath with shower and screen over, w/c, pedestal wash basin, part tiled walls, and single glazed window to the side.

Outside



Having a driveway to the side, and access to the garage.

Garage

With a motorised up and over door to the front, and window to the rear.

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Rear Garden



Being laid mainly to lawn with a patio area and borders.



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.

RF-280425-V1.0



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.

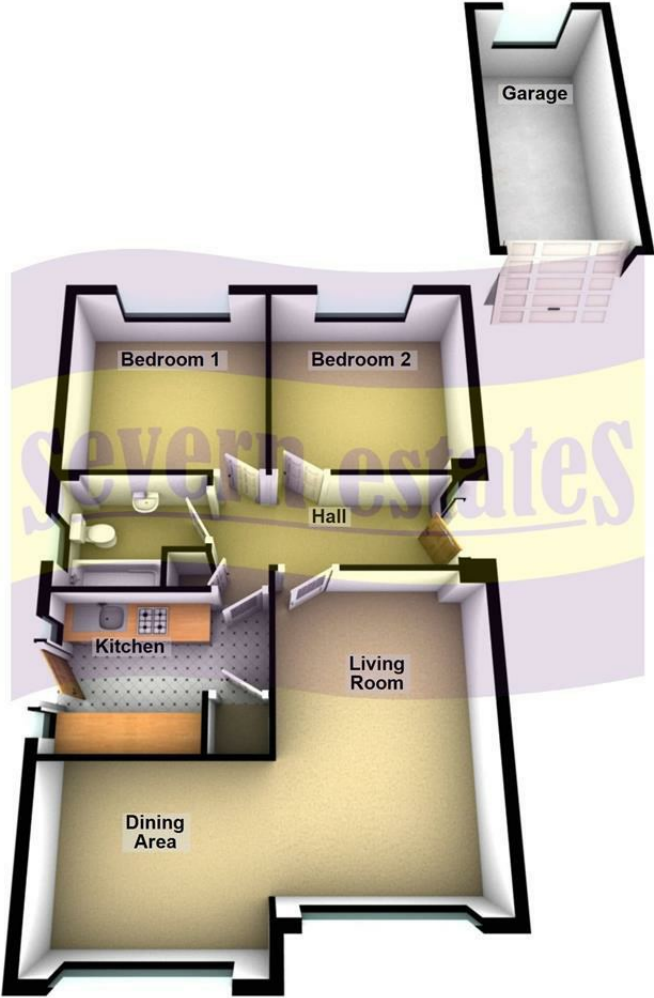
Fixtures & Fittings


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

Ground Floor



| 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 2002/91/EC  |