



5 Francis Road, Stourport-On-Severn, Worcestershire, DY13 8PL

*****Draft details awaiting approval*****

We are delighted to offer For Sale this extended traditional bay fronted semi-detached house being situated in this highly sought after residential location giving great access to the local Primary Schools and High School in addition to the main road networks leading to the town centre, Bewdley & Kidderminster. Having been extended to the ground floor the property offers a bay fronted lounge, dining room and extended kitchen to the ground floor, three bedrooms and bathroom to the first floor. the property benefits further from double glazing, gas central heating, rear garden with workshop and off road parking. Book your viewing today to avoid missing out on this great family property.
 Council Tax Band C.
 EPC band tbc

Offers Around £269,950

5 Francis Road, Stourport-On-Severn, Worcestershire, DY13 8PL

Entrance Door

Being double glazed and opens into the reception hall.

Reception Hall

12'1" x 5'10" (3.7m x 1.8m)

Having double glazed windows to the front, wooden flooring, staircase to the first floor landing with wooden spindle balustrade, radiator, door to the understairs cupboard, kitchen and lounge.

Lounge

11'9" min x 10'9" (3.6m min x 3.3m)



Having a double glazed window to the front, radiator, wall light fittings and double doors open to the dining room.

Dining Room

10'9" x 10'9" min (3.3m x 3.3m min)



Having a bay to the rear with double glazed sliding patio door, wooden flooring, fire surround with log burner, radiator and door to the extended kitchen.

Extended Kitchen

10'9" x 10'9" (3.3m x 3.3m)



Having a range of wall and base basins with grey doors and marble effect work surface over, glass fronted display cabinet, cooker hood, plumbing for washing machine, part tiled walls, tiled flooring, double glazed window to the front and double glazed door to the rear garden.

First Floor Landing

Having a wooden spindle balustrade, double glazed window to the side, access to the loft space, doors to the bedrooms and bathroom.

Bedroom One

14'1" into bay x 10'9" max (4.3m into bay x 3.3m max)



Having a double glazed bay window to the front, wooden flooring, radiator and dado rail.

5 Francis Road, Stourport-On-Severn, Worcestershire, DY13 8PL

Bedroom Two

11'1" x 10'2" max (3.4m x 3.1m max)



Having a double glazed window to the rear, wood effect laminate flooring, radiator and dado rail.

Bedroom Three

7'10" x 6'10" (2.4m x 2.1m)

Having a double glazed window to the rear and radiator.

Bathroom

6'2" x 5'10" (1.9m x 1.8m)



Fitted with a white suite comprising of a corner panel bath with wall mounted shower over, pedestal wash hand basin, W/C, part tiled walls, tiled flooring, heated towel rail, inset lighting and double glazed window to the front.

Outside

Workshop



Rear Garden

Rear Garden



Rear Elevation



Tenure - Not Verified

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

Council Tax

Wyre Forest District Council 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.

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

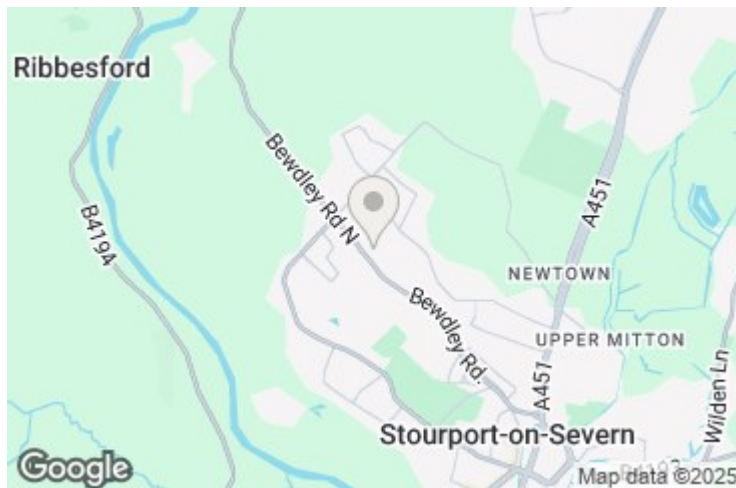
MONEY LAUNDERING REGULATIONS - Intending purchasers
will be asked to produce identification documentation at offer
stage and we would ask for your co-operation in order that there
will be no delay in agreeing the sale.

Disclaimer

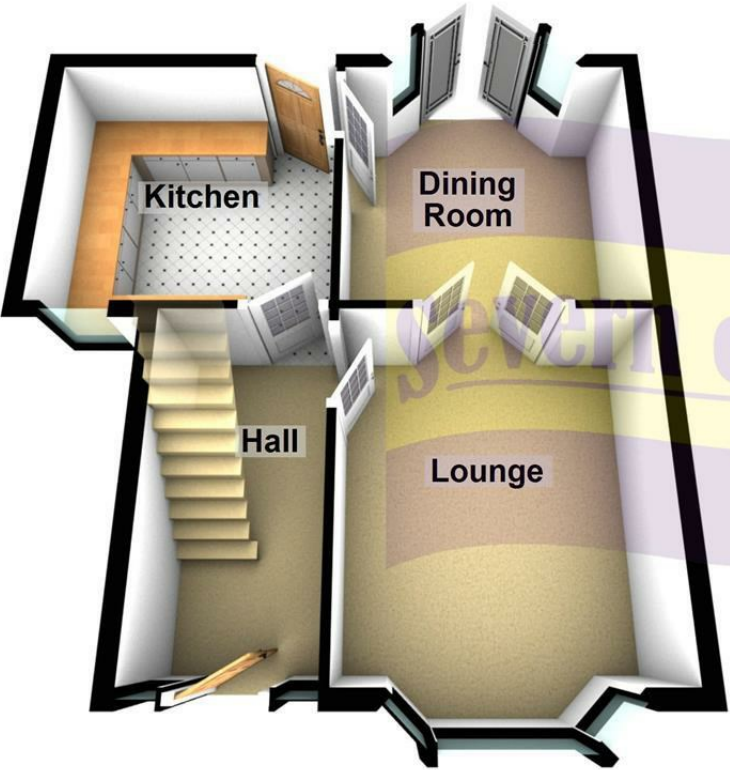
MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTIONS ACT

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-08/05/2025-V1



Ground Floor



First 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	