



46 Areley Common, Stourport-On-Severn, Worcestershire, DY13 0NQ

This double fronted terraced house is available with the distinct advantage of No Upward Chain and situated along this popular residential location within the popular area of Areley Kings which offers easy access to the amenities close by of a Coop 'Village' Store, Pharmacy, bus links, main road networks leading to Bewdley, Worcester or the Town Centre, plus recreational park - ideal for those with children or dogs. The interior accommodation briefly comprises an open plan lounge diner, kitchen and shower room to the ground floor, plus two bedrooms to the first floor. Benefitting further from gas central heating and rear garden. Act fast to avoid disappointment, available with No Upward Chain.

EPC Band TBC.
 Council Tax Band B.

Offers Around £172,500

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Entrance Door

Opening into the porch.

Porch

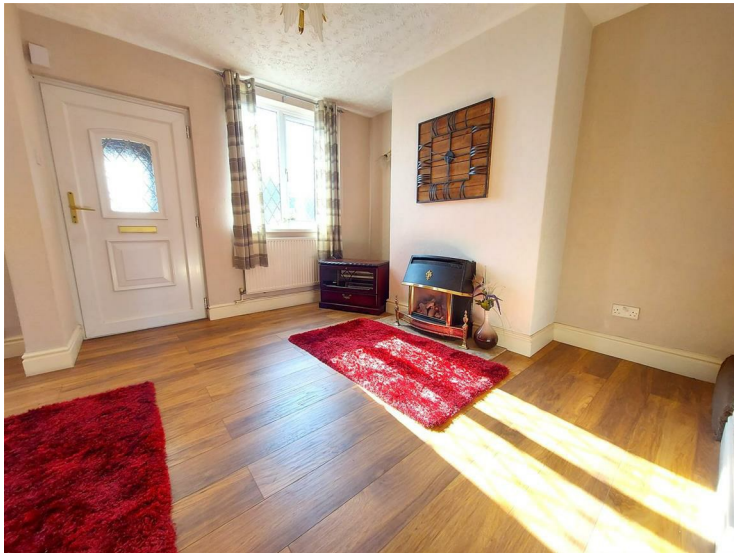
Having double glazed windows to the side and door to the lounge diner.

Lounge Diner

18'4" into alcove x 14'1" *inc stairs (5.60m into alcove x 4.30m *inc stairs)



Having two double glazed windows to the front, feature gas fire, two radiators, stairs to the first floor landing with storage space beneath and door to the kitchen.



Kitchen

16'0" x 6'6" max, 6'2" min (4.90m x 2.00m max, 1.90m min)



Fitted with wall and base units having complementary worksurface over, single drainer sink unit with mixer tap, built in oven and hob, plumbing for washing machine, space for under counter appliance, tiled splash backs, slim breakfast bar, radiator, double glazed window to the rear and doorway to the rear lobby.

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Rear Lobby

With two storage cupboards, double glazed window and door to the side and door to the shower room.

Shower Room

10'9" x 5'6" (3.30m x 1.70m)



Having a shower enclosure with panelled surround, pedestal wash basin, w/c, tiled flooring, radiator, coving to the ceiling and double glazed window to the side.

First Floor Landing

With doors to both bedrooms.

Bedroom One

11'1" x 10'2" into alcove (3.40m x 3.10m into alcove)



Having a double glazed window to the front and radiator.

Bedroom Two

14'1" x 7'10" (4.30m x 2.40m)



Having a double glazed windows to the front and rear, plus radiator and loft hatch.

Outside

Rear Garden



Having a block paved patio area with two brick sheds leading to a stoned covered section and then being laid mainly to lawn with established borders and a final stone and patio area.

* Please note the property benefits from a neighbouring right of way.



Rear Elevation



Council Tax

Wyre Forest DC - Band B.

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.

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-170824-V1.0

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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	