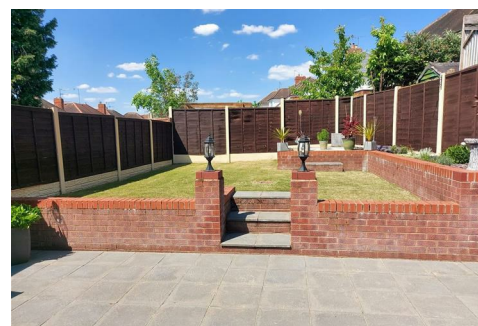




Severn Estates
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7 Dorsett Road, Stourport-On-Severn, Worcestershire, DY13 8EL

This traditional bay fronted semi-detached property has extended to the ground floor and offers a wonderful family kitchen diner ideal for the modern family, being situated upon this highly sought after location which grants great access to the Town Centre, main road networks and local schools. The internal accommodation has been incredibly well cared for by the current owners and briefly comprises a family kitchen diner comprising a kitchen area, dining area and lounge area, plus a living room, cloakroom, and utility to the ground floor. The first floor offers three bedrooms and bathroom. Benefiting further from gas central heating, off road parking, storage garage, and rear garden.

Energy Rating D.
Council Tax Band C.

Offers Around £299,950

7 Dorsett Road, Stourport-On-Severn, Worcestershire, DY13 8EL

Entrance Door

Opening to the hall.

Hall

With stairs to the first floor landing, and doors to the living room, kitchen area, and cloakroom,

Living Room

13'1" into bay x 10'9" into alcove (4.00m into bay x 3.30m into alcove)



With a double glazed bay window to the front, feature fire place, radiator, and picture rail.

Open Plan Family Kitchen



A real heart of the home set up having kitchen, dining, and lounge areas.

Kitchen Area

16'0" x 5'10" (4.90m x 1.80m)



Fitted with wall and base units with complementary worksurface over, one and a half bowl sink unit with mixer tap, built in oven, microwave and hob with extractor fan over, integrated fridge and Bloomberg dishwasher, double glazed window to the rear, radiator, tiled flooring, and door to the utility.

Kitchen & Dining Areas



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Dining Area

11'1" x 7'10" (3.40m x 2.40m)



Having double glazed double doors to the rear garden, tiled flooring, picture rail, open to lounge area.

Lounge Area

10'9" x 10'9" into alcove (3.30m x 3.30m into alcove)



Having a feature gas fire with surround, radiator, and picture rail.

Utility



With wall and base units having complementary worksurface over, tiled flooring, wash basin, plumbing for washing machine, space for domestic appliance, and doors to the storage garage and rear garden.

Cloakroom

With a w/c, wash basin, and tiled flooring.

First Floor Landing

Having doors to all bedrooms and bathroom, double glazed windows to the side, and loft hatch.

Bedroom One

13'5" into bay x 11'1" inc. w/robes (4.10m into bay x 3.40m inc. w/robes)



With a double glazed bay window to the front with window seat, built in wardrobes, radiator, and picture rail.



Bedroom Three

6'10" x 5'10" (2.10m x 1.80m)



With a double glazed window to the front, radiator, and picture rail.

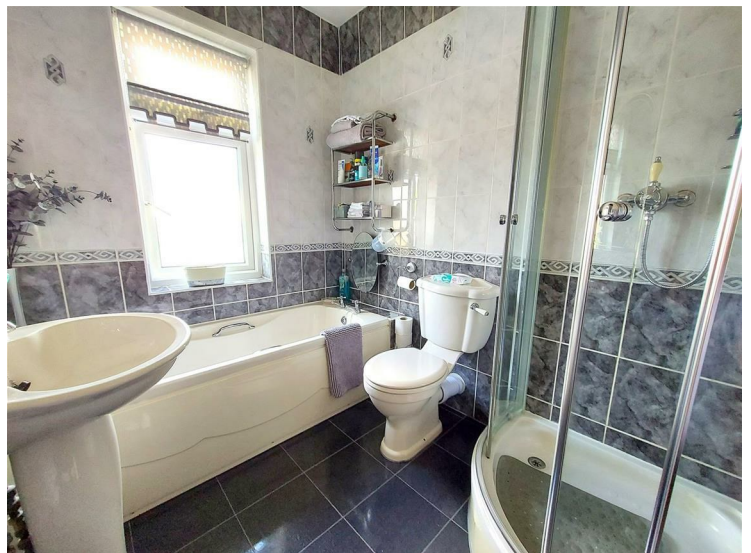
Bedroom Two

10'9" x 10'9" inc. w/robes (3.30m x 3.30m inc. w/robes)



With a double glazed window to the rear, built in wardrobes, radiator, and picture rail.

Bathroom



Fitted with a suite comprising a bath, pedestal wash basin, w/c, shower enclosure, tiled walls, heated towel rail, and double glazed window to the rear.

Outside



Providing off road parking.

Storage Garage

With an up and over door to the front, and door to the utility.

Rear Garden



Having a patio area leading to the lawn, and having a further patio area.



Council Tax

Wyre Forest DC - Band C.

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.

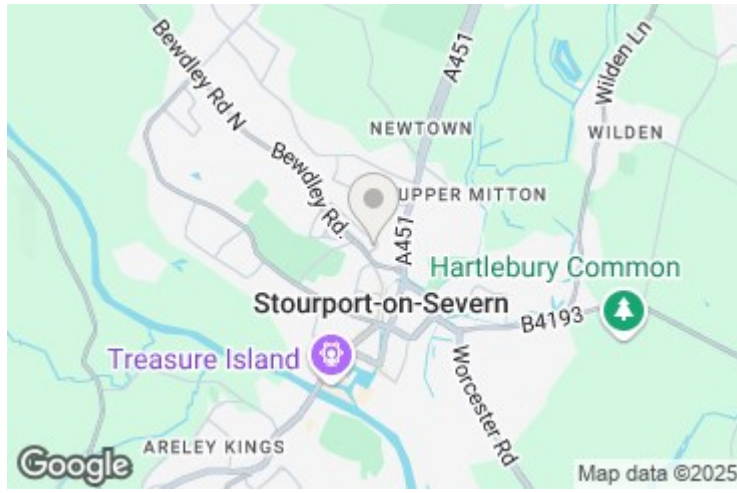
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MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

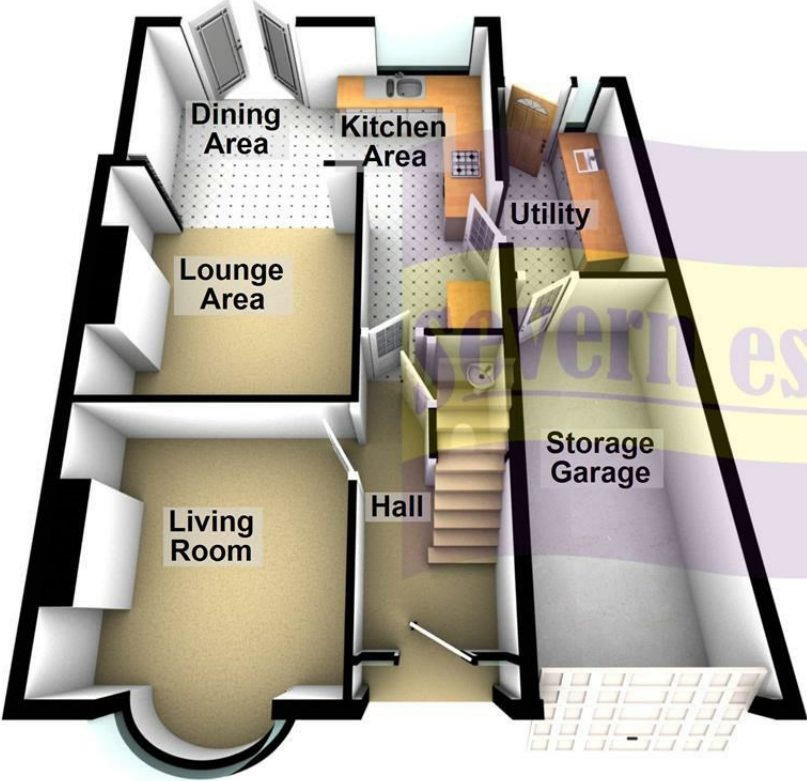
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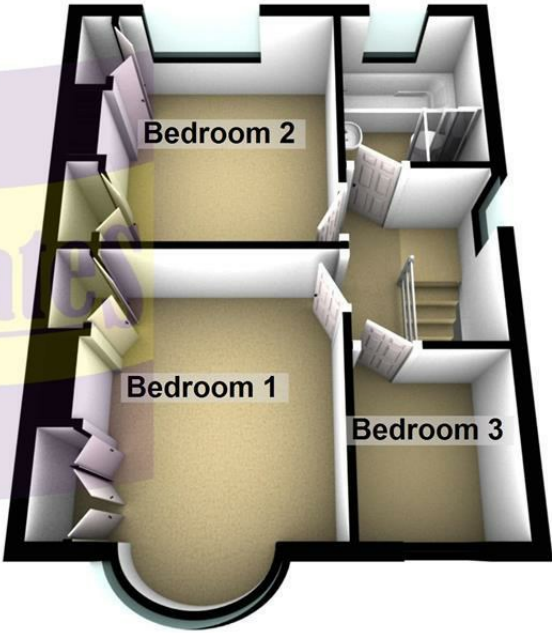
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	