



**83 Prospect Road, Stourport-On-Severn, Worcestershire, DY13 9DF**

We are delighted to offer For Sale, this extended detached house which is situated upon this popular residential location offering easy access to Stourport on Severn Town Centre, main road networks and schools, plus a recreational park and canal within a short walk. The accommodation comprises of a lounge, dining room, breakfast room, kitchen, utility and cloakroom to the ground floor, three bedrooms and bathroom to the first floor. The property benefits further from a gas central heating system, double glazing, garage, driveway, front and rear gardens. Book your viewing today to avoid disappointment.

Council Tax Band C.  
 Epc Band C.

**Offers Around £289,950**

## 83 Prospect Road, Stourport-On-Severn, Worcestershire, DY13 9DF

### Entrance Door

Opens into the reception hall.

### Reception Hall

Having a staircase to the first floor landing, radiator, doors to the lounge and storage room.

### Lounge

15'1" x 11'1" (4.6m x 3.4m)



Having a double glazed window to the front, fire breast wall with gas fire and walkthrough to the dining room.

### Lounge



### Dining Room

10'9" x 9'6" (3.3m x 2.9m)



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

### Breakfast Room

8'10" x 7'6" (2.7m x 2.3m)



Having a door to downstairs storage, radiator and walkthrough to the kitchen.

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### Kitchen

8'10" x 8'10" (2.7m x 2.7m)



Fitted with wall and base cabinets with wood effect doors and complimentary work surface over, sink unit with mixer tap, built in double oven and gas hob with cooker hood over, part tiled walls, tiled flooring, double glazed window to the rear, and door to the utility room.

### Utility Room

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



Having cupboard with complimentary work surface over, single drainer sink unit with taps, plumbing for washing machine, radiator, double glazed window and door to the rear with further doors to the cloakroom and the garage.

### Cloakroom

6'10" x 2'11" (2.1m x 0.9m)

Having W/C, tiled flooring, radiator and double glazed window to the rear.

### First Floor Landing

Having a double glazed window to the side, door to storage cupboard and further doors to the bedrooms and the bathroom.

### Bedroom One

11'1" x 10'5" (3.4m x 3.2m)



Having a double glazed window to the front and radiator.

### Bedroom Two

10'5" x 7'10" (3.2m x 2.4m)



Having a double glazed window to the rear and radiator.

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### Bedroom Three

11'1" x 7'10" (3.4m x 2.4m)



Having double glazed window to the front and radiator.

### Bathroom

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



Having a shower enclosure with wall mounted shower, pedestal wash hand basin, W/C, part tiled walls, radiator and double glazed window to the rear.

### Outside

Having a lawn foregarden with driveway providing off road vehicular parking leading to the garage.

### Garage

16'4" x 11'5" (5.0m x 3.5m)

Having an up and over door with a separate pedestrian door to the front and door to the utility room.

### 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.

### 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.

### Council Tax

Wyre Forest District Council Band C.

### 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.

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