



24 Hanstone Road, Stourport-On-Severn, Worcestershire, DY13 0HA

This terraced house is situated upon this residential estate with the enviable position of a 'green' to the front. The location offers easy access to the local amenities including primary school, bus links and road networks in addition to the amenities located close by in Areley Kings of a Village Store, pharmacy and recreational park. The property has been well cared for by the current owner and would make an ideal first time buy, briefly compressing a living room, kitchen diner, and outbuildings - including a utility style store and W/C to the ground floor, three bedrooms and bathroom to the first floor. Benefiting further from gas central heating, front and rear garden with parking area to the rear*. Call today to book your viewing to book your viewing.

EPC Band D.
 Council Tax Band B.

Offers Around £200,000

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Entrance Door

Opening to the hall.

Hall

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

Living Room

14'1" into alcove x 11'9" (4.30m into alcove x 3.60m)



Having a double glazed window to the front, feature gas fire with surround, and radiator.



Kitchen Diner

15'1" x 8'10" (4.60m x 2.70m)



Fitted with wall and base units with complementary works surface over, built in oven and hob with hood over, single drainer sink unit with mixer tap, double glazed windows to the rear, storage cupboard, and door to the rear porch/outbuildings.



Rear Porch / Outbuildings

With doors to the w/c, store, utility styled store, and rear garden.

W/C

With a w/c.

Store

Useful store room.

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Utility Styled Store



Having a worktop with plumbing for washing machine beneath, single glazed window to the rear.

First Floor Landing

With doors to all bedrooms, bathroom, plus airing cupboard and loft hatch.

Bedroom One

12'5" x 11'9" (3.80m x 3.60m)



Having two double glazed windows to the front, radiator, and storage cupboards/wardrobes.

Bedroom Two

14'5" x 8'6" (4.40m x 2.60m)



Having two double glazed windows to the rear, radiator, and storage cupboard/wardrobe.

Bedroom Three

10'2" x 8'2" (3.10m x 2.50m)



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

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Bathroom



Fitted with a bath with shower over, w/c, pedestal wash basin, part tiled walls, and double glazed window to the rear.

Outside



The property is set back from the road behind a pleasant 'Green' and has a pathway leading to the entrance door.

Outlook



Rear Garden



Electric Board



Agents Note

Please note we have not sought legal clarification on the rear access to the property and advise any potential buyers to seek the advice of their solicitor regarding this.

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.

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.

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.

Fixtures & Fittings

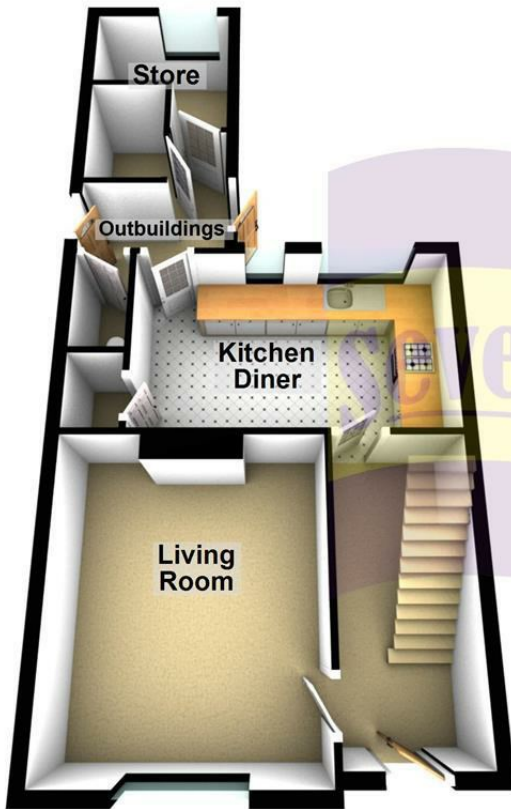
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

Disclaimer

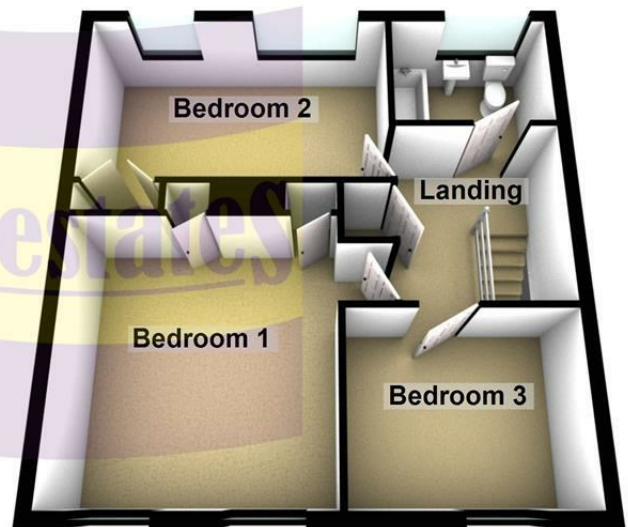
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(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 