



48 Mostyn Road, Stourport-On-Severn, Worcestershire, DY13 8PN

We are delighted to offer For Sale this extended semi-detached house which is situated within this immensely popular residential location offering an impressive rear garden and family accommodation, conveniently located for the local schools and main road networks.

Having been well cared for the accommodation comprises of a reception hall, spacious lounge diner, breakfast room and kitchen to the ground floor, three bedrooms and bathroom to the first floor.

The property benefits further from double glazing, a gas central heating system, off road parking to the front and a rear garden with access to further parking and a brick built unit / workshop which would be ideal for a small business or for storage of a caravan / motorhome.

Early inspection is essential to avoid missing out on this great opportunity which is available with No Upward Chain.

Council Tax Band C.

EPC band D.

Offers Around £330,000

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Entrance Door

Opens into the reception hall.

Reception Hall

Having a staircase to the first floor landing, double glazed window to the side, radiator, door to the dining area and lounge / diner.

Open Plan Lounge / Diner

25'7" max into bay x 13'1" (7.8m max into bay x 4.0m)



Having a double glazed bay window to the front, open fire with brick surround, two radiators and double glazed patio door to the rear.

Open Plan Lounge / Diner



Dining Area

8'10" x 7'10" (2.7m x 2.4m)



Having a window to the side, tiled flooring, radiator, dado rail to the side, inset lighting and archway to the kitchen area.

Kitchen Area

11'1" x 8'10" (3.4m x 2.7m)



Fitted with wall and base cabinets with wood effect doors and complimentary work surface over, one and a half bowl sink unit with mixer tap, plumbing for washing machine and dishwasher, space for domestic appliance, part tiled walls, tiled flooring, door to the rear garden and double glazed window to the rear.

First Floor Landing

8'10" x 6'10" (2.7m x 2.10m)

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

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Bedroom One

11'5" x 11'5" (3.5m x 3.5m)



Having a double glazed window to the rear, radiator and coving to the ceiling

Bedroom Two

11'5" x 11'5" max (3.5m x 3.5m max)



Having two double glazed windows to the front, radiator and fitted wardrobes.

Bedroom Three

8'10" x 7'10" (2.7m x 2.4m)

Having a double glazed window to the front, radiator and wall mounted central heating boiler.

Bathroom

8'6" x 7'10" (2.6m x 2.4m)



Having a suite comprising of a corner bath, separate shower cubicle, pedestal wash hand basin, W/C, part tiled walls, wood effect flooring, heated towel rail and two double glazed windows to the rear.

Outside

Rear Garden



Rear Garden

Rear Parking



Brick Built Unit / Workshop



Two large double doors to the front and an internal office area.

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 / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Council Tax

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.

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