



3 Oak Apple Close, Stourport-On-Severn, DY13 0JR

This bungalow sits in a run of similar properties up on this popular residential area, the location offers easy access to the main road networks leading to Worcester, Bewdley and Stourport Town Centre, whilst enjoying the local amenities of a Coop 'Village' Store, pharmacy, recreational park and local countryside for those with dogs or enjoy walks. The well cared for internal accommodation has been extended to the rear and briefly comprises a lounge diner, kitchen, two bedrooms and shower room. Benefitting further from rear garden, double glazing, gas central heating, off road parking and a useful side area with utility* space. Book your viewing to avoid missing out.

EPC Band D.
 Council Tax band C.

Offers Around £269,950

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Entrance Door

Opening to the porch.

Porch

With doors to the hall, and double glazed windows to the front and side.

Hall

Having a storage cupboard, radiator, and door to the lounge diner.

Lounge Diner

19'0" x 12'5" (5.80m x 3.80m)



Having a double glazed window to the front, radiator, and doors to the kitchen and rear hall.

Lounge Area



Dining Area



Kitchen

10'5" x 7'6" (3.20m x 2.30m)



Fitted with wall and base units with worksurface over, built in oven and hob with extractor fan over, single drainer sink unit with mixer tap, space for domestic appliance, plumbing for under counter appliance, tiled splash backs, radiator, double glazed window and door to the side leading out to the storage area.

Rear Hall

With doors to both bedrooms, shower room, and storage cupboard.

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Bedroom One

16'8" x 9'10" (5.10m x 3.00m)



Having a double glazed window to the rear, built-in wardrobe, and radiator.

Bedroom Two

13'5" x 8'6" (4.10m x 2.60m)



Having double glazed double doors with side panels to the rear garden, built-in wardrobe, and radiator.

Shower Room



Having a walk-in shower, wash basin set to base unit, w/c, part tiled walls, heated towel rail, and double glazed window to the side.

Outside

Having a driveway providing off road parking, and double doors leading to the storage area.

Rear Garden



Having a patio area leading to the lawn with established borders, and door to the utility*.

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Utility*
14'9" x 9'6" (4.50m x 2.90m)



Having a base unit with worktop over, single drainer sink unit with mixer tap, plumbing for washing machine, space for under counter appliance, radiator, and double glazed windows and doors to the front and rear.

* Formally carport, please be advised we have not seen sight of paperwork (planning permission or building regs.) surrounding the conversion.

Wyre Forest DC
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.

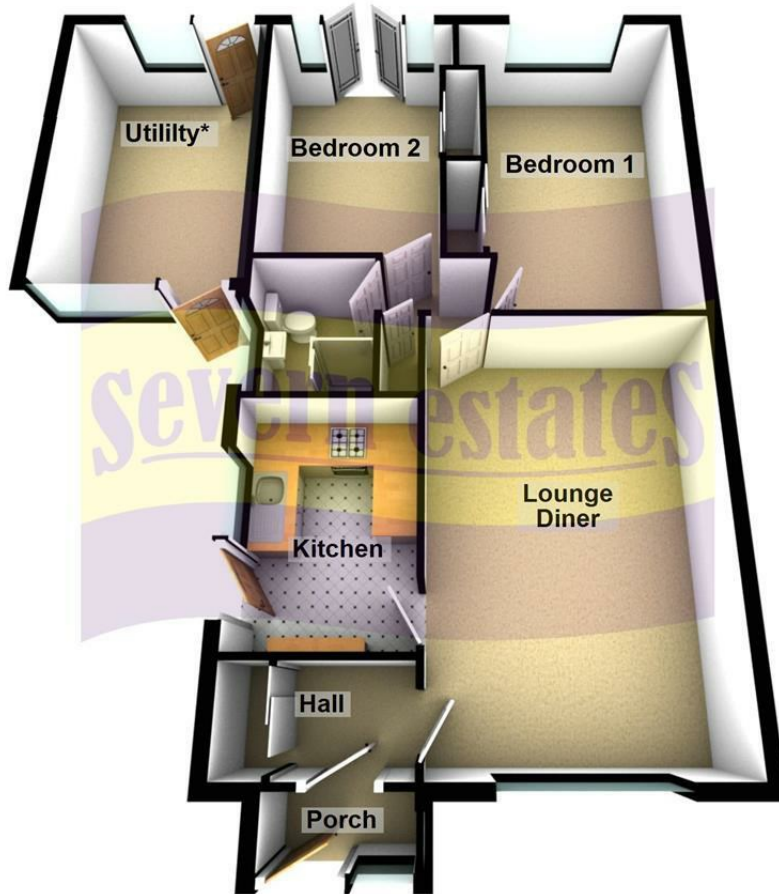
Disclaimer
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-160725-V1.0



Oak Apple Close



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 