



28 Worth Crescent, Stourport-On-Severn, DY13 8RS

' We are acting in the sale of the above property and have received an offer of £220,000. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. '

We are delighted to offer For Sale this extended semi-detached house which is available with the distinct advantage of NO UPWARD CHAIN and is situated within this popular residential location which provides access to various amenities including a local recreational park, Schools and road networks to Stourport on Severn and Bewdley. The accommodation briefly comprises of a lounge, kitchen / diner and utility with w/c to the ground floor, four bedrooms and bathroom to the first floor. Benefitting further from double glazed windows, gas central heating (not tested), off road parking, rear garden and storage garage. The property will be sold as seen.

Council Tax Band B.
EPC Band C.

Asking Price £230,000

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Entrance Door

Opening to the hall.

Reception Hall

Having a radiator, stairs to the first floor landing and door to the living room.

Lounge

16'8" x 13'1" (5.1m x 4.0m)

Having a double glazed window to the front, coving to the ceiling, radiator and door to the kitchen diner.

Kitchen / Diner

22'11" x 9'2" (7.0m x 2.8m)

Dining Area



Having a stable door to the rear garden, double glazed window to the rear, radiator and open plan to the kitchen area.

Kitchen Area



Fitted with wall and base units with worksurface over, inset 'Belfast' sink with mixer tap, integrated dishwasher, space for domestic appliance, double glazed window to the rear open to rear lobby. part tiled splash back and double glazed window to the rear.

Lobby

With doors to the utility and storage garage.

Cloakroom

Having a base unit with worktop over and single bowl sink unit, plumbing for washing machine, radiator and w/c.

Storage Room

Utilised as storage only with the up and over door currently boarded on the inside.

First Floor Landing

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

Bedroom One

13'5" x 10'5" (4.1m x 3.2m)



Having two double glazed windows to the front, radiator and storage cupboard.

Bedroom Two

17'0" x 10'9" max 4'7" min (5.2m x 3.3m max 1.4m min)



Having a double glazed window to the front and radiator.

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Bedroom Three

12'1" x 9'2" (3.7m x 2.8m)



Having a double glazed window to the rear and radiator.

Bedroom Four

9'2" x 7'6" max 5'6" min (2.8m x 2.3m max 1.7m min)

Having a double glazed window to the rear and radiator.

Bathroom

Fitted with a white suite comprising bath shower attachment to the taps with part tiled surround, pedestal wash basin, w/c, double glazed window to the rear, open storage cupboard and radiator.

Outside

Rear Garden

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Council Tax

Wyre Forest District Council Band B.

Agents Note

The property is to be sold as seen.

Services 2

The agent has not been able to verify the availability and nature of services such as gas, electricity, water and drainage. 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.

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

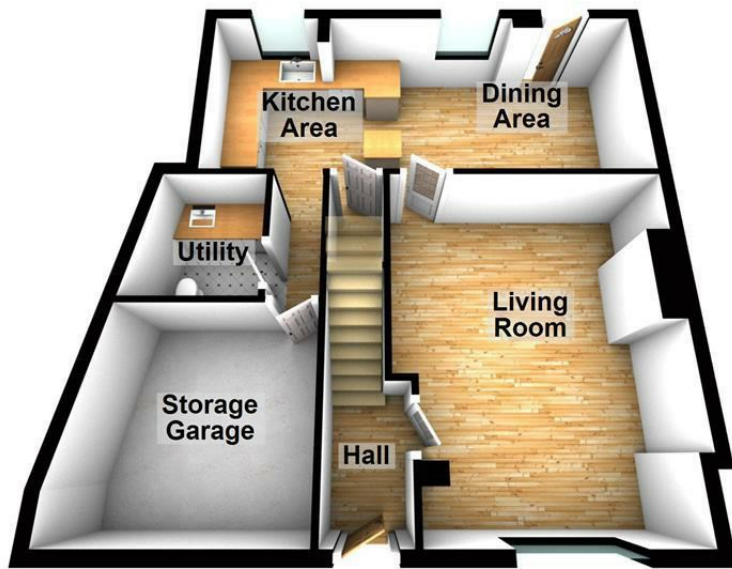
MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTIONS ACT

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.

RP-17-07-2025-V1



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	