



51 Dorsett Road, Stourport-On-Severn, Worcestershire, DY13 8EP

We are delighted to offer For Sale this extended semi-detached bungalow which is situated along this highly sought after residential location. Offering quiet yet incredibly convenient access to the local amenities including the Town Centre, Memorial park and main road networks leading to Kidderminster and Bewdley. The spacious accommodation which has been greatly improved upon offers a versatile layout that briefly comprises a lounge, kitchen, conservatory, two bedrooms, utility room, cloakroom and bathroom. The property benefits further from double glazing, gas central heating, garage, off road parking, rear garden. Viewing is essential to fully appreciate the bungalow on offer.

EPC band D.
 Council Tax Band C.

Offers Over £305,000

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Porch

Double glazed door opens in with further double glazed windows to the front and side, laminate flooring and double glazed door to the reception hall.

Reception Hall

Having access to the loft space, radiator, doors to the lounge, kitchen, bedrooms and the bathroom.

Lounge

13'5" x 11'1" (4.1m x 3.4m)



Having a double glazed sliding patio door opening to the conservatory, electric fire suite and radiator.

Conservatory

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



Having double glazed windows to the rear and side, radiator and sliding patio door out to the rear garden.

Kitchen

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



Fitted with a range of wall and base cabinets with shaker style doors and complimentary work surface over, one and a half bowl sink unit with mixer tap, built in oven and hob with cooker hood over, part tiled walls, radiator, double glazed window to the rear and door to the utility room.

Utility Room

16'4" max 9'10" min x 5'10" max 2'11" min (5.0m max 3.0m min x 1.8m max 0.9m min)

Having base unit with worksurface over, single drainer sink unit with mixer tap, plumbing for washing machine, double glazed door to the rear, double glazed window to the side, storage cupboard and door to the cloakroom.

Cloakroom



Having a wall mounted wash hand basin, W/C, tiled flooring, part tiled walls and a heated towel rail.

Bedroom One

13'1" x 10'2" (4.0m x 3.1m)



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

Bedroom Two

11'5" x 9'10" (3.5m x 3.0m)



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

Bathroom

8'2" x 5'10" (2.5m x 1.8m)



Fitted with a white suite comprising of a panel bath with centre taps with shower attachment, wash hand basin built into a unit, W/C , separate shower cubicle, part tiled walls and a radiator.

Bathroom



Rear Garden



Rear Garden



Outside

Garage

Having a roller shutter door to the front, double glazed doors to the rear garden and utility, wall mounted gas central heating boiler.

Rear Garden



Rear Garden



Tenure - Not Verified

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

Council Tax

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.

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

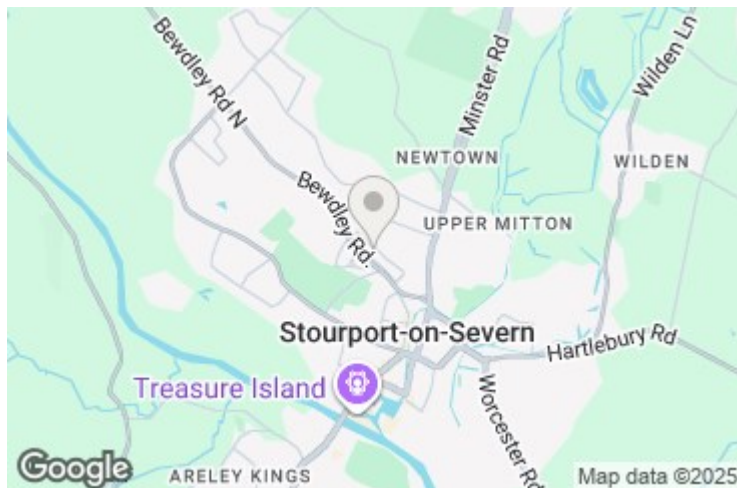
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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-04/08/2025-V2



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	