



## 102 Bewdley Road, Stourport On Severn, DY13 8XH

This delightful and charming cottage styled semi-detached property is located along this highly convenient and popular location on the Bewdley Road, which grants easy access to the Town Centre, local convenience store, great transport links including bus stops, and main road networks leading to Bewdley and Kidderminster, plus the beautiful Memorial Park ideal for those with dogs. Having been lovingly cared for over the years the property would be ideal for those looking to downsize or first-time-buyers with the accommodation briefly comprising a lounge diner, kitchen, and conservatory to the ground floor, two bedrooms, and bathroom to the first floor. Benefiting further from off road parking, rear garden, and cellar. Contact us today to arrange you viewing of this delightful property.

EPC band - TBC.  
 Council Tax - Band C.

**Offers Around £260,000**

## 102 Bewdley Road, Stourport On Severn, , DY13 8XH

### Entrance Door

Opening to the lounge diner.

### Lounge Diner



### Lounge Area

12'5" into alcove x 11'1" (3.80m into alcove x 3.40m)



Having a double glazed window to the front, feature gas fire with brick fireplace and side plinths, coving to the ceiling, and open to the dining area.

### Dining Area

9'2" x 8'6" (2.80m x 2.60m)



Having an internal window to the conservatory, 'Fischer' electric radiator, coving to the ceiling, door to the cellar, stairs to the first floor landing, and door to the kitchen.

### Kitchen

11'9" x 6'6" (3.60m x 2.00m)



Fitted with wall and base units having a complementary worksurface over, single drainer sink unit with mixer tap, built in oven and hob with extractor fan over, space for domestic appliance, plumbing for washing machine, tiled splash backs, tiled flooring, internal window and door to the conservatory.

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### Conservatory

12'1" x 8'10" (3.70m x 2.70m)



Having double glazed windows to the front, side and rear, tiled flooring and door leading outside.

### First Floor Landing

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

### Bedroom One

11'1" x 11'1" max, 10'2" to w/robe (3.40m x 3.40m max, 3.10m to w/robe)



With a double glazed sash window to the front, fitted wardrobe with sliding mirrored doors, and 'Fischer' electric radiator.

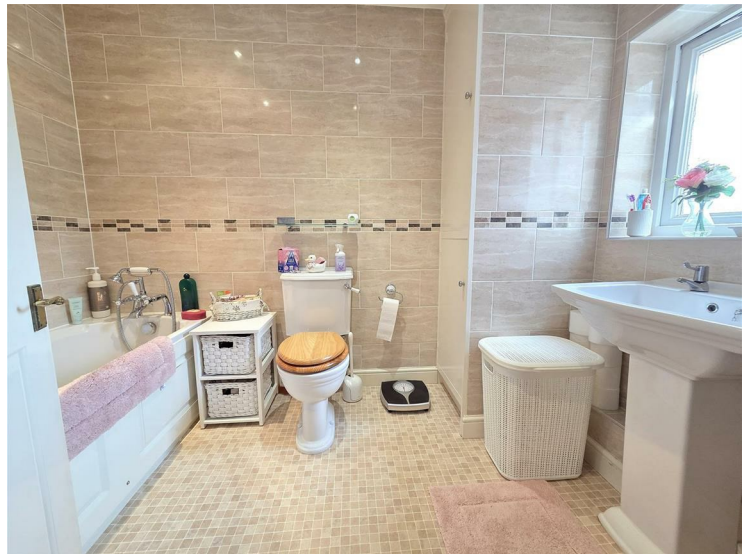
### Bedroom Two

11'9" x 6'6" (3.60m x 2.00m)



Having a double glazed window to the side, and 'Fischer' electric radiator.

### Bathroom



Fitted with a suite comprising a bath with shower attachment to the taps, pedestal wash basin, w/c, heated towel rail, tiled walls, airing cupboard, inset spot lights, and double glazed window to the rear.

### Cellar

Accessed via a door and steps from the dining area.

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## Outside



A block paved frontage provides off road parking, gated side access, and access to the entrance door.

## Rear Garden



Having steps to the patio area, leading to the lawn, and having the benefit of a Summer House and a further patio area.



## Council Tax

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

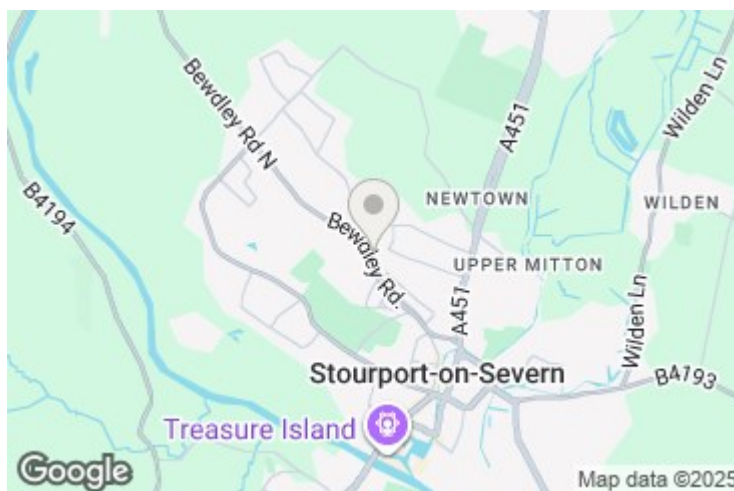
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

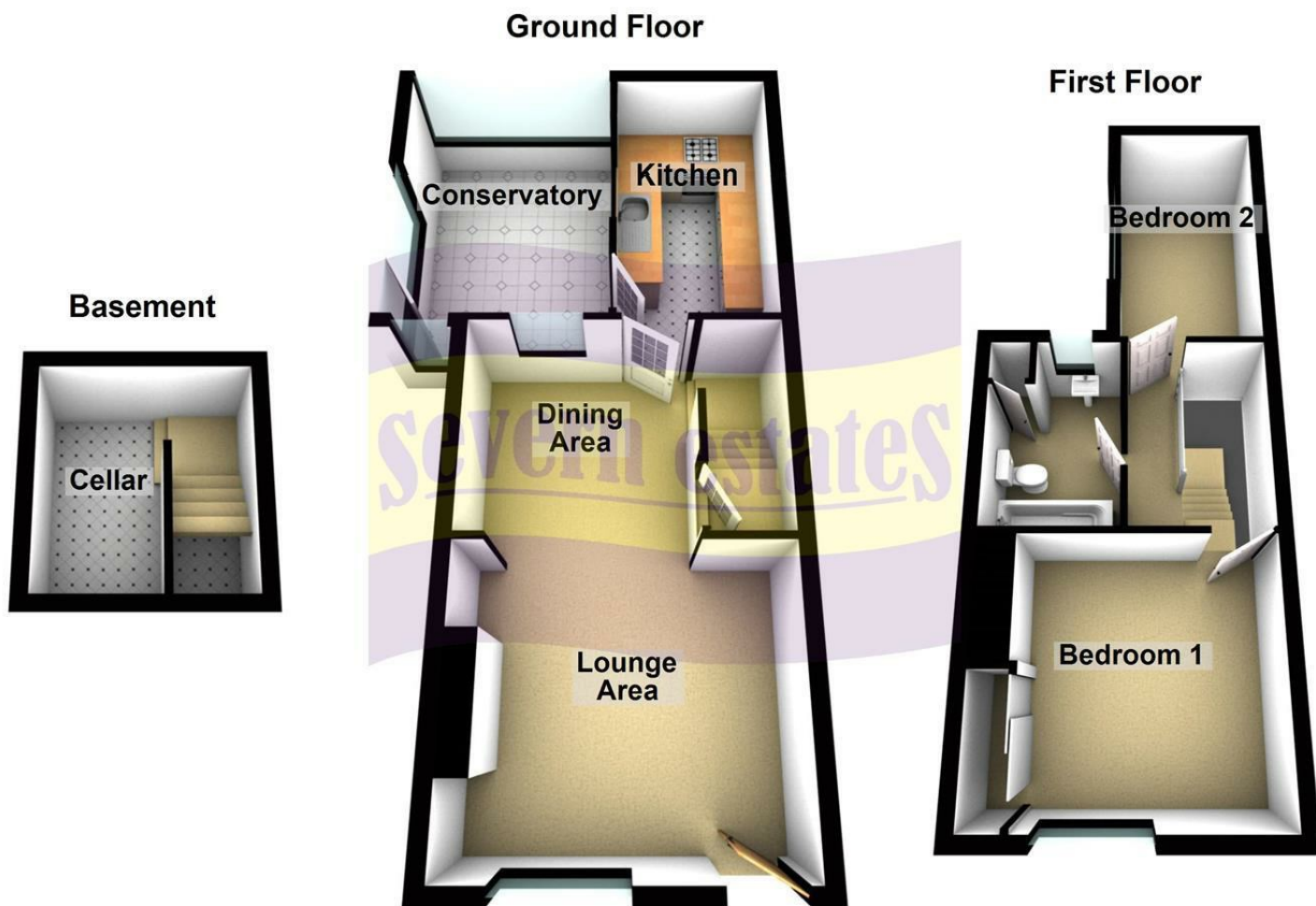
## Disclaimer

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-130825-V1.0





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