



7 Power Station Road, Stourport-On-Severn, DY13 9PF

We are delighted to offer For Sale this detached bungalow which is situated in this mature popular residential location, giving easy access to the Town Centre, main road networks leading to Worcester and Kidderminster and picturesque walks close by of the River and Hartlebury Common. The accommodation briefly comprises of a lounge, kitchen / breakfast room, three bedrooms and wet room. The property benefits further from a gas central heating system, double glazing, driveway providing off road vehicular parking, front and rear gardens.

Council Tax Band C.

Epc Band E.

Offers Around £320,000

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Entrance Door

Being double glazed and opens into the reception hall.

Reception Hall

Having a radiator, access to the loft space and doors to all rooms.

Lounge

18'8" max x 11'1" max 8'2" min (5.7m max x 3.4m max 2.5m min)



Having double glazed windows to the front and side, stone fire surround and two radiators.

Kitchen

14'5" x 13'5" (4.4m x 4.1m)



Fitted with a range of wall and base cabinets with birch colour doors and marble effect work surface over, single drainer sink unit with mixer tap, built in oven and electric hob with extractor, integrated fridge, freezer and washing machine, part tiled walls, tiled flooring, gas fire, double glazed windows to the rear and side, inset lighting and double glazed door to the rear garden.

Bedroom One

13'9" x 11'1" (4.2m x 3.4m)



Having a double glazed window to the rear and a radiator.

Bedroom Two

11'1" x 9'10" (3.4m x 3.0m)



Having a double glazed window to the front and radiator.

Bedroom Three

11'1" x 8'2" (3.4m x 2.5m)

Having a double glazed window to the side and radiator.

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Wet Room

8'2" x 7'2" (2.5m x 2.2m)



Having non-slip flooring, wall mounted shower, wash hand basin built into a vanity unit, W/C, tiled walls, double glazed window to the side, heated towel rail and door to airing cupboard

Outside

Rear Garden



Rear Garden



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

Wyre Forest District Council Band C.

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.

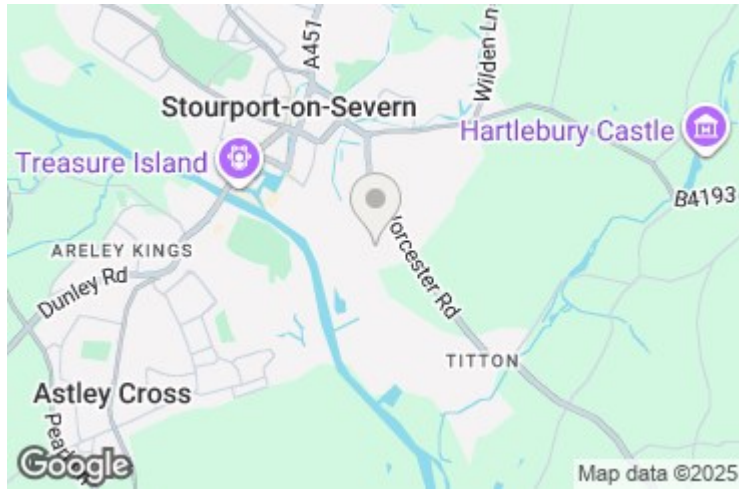
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MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

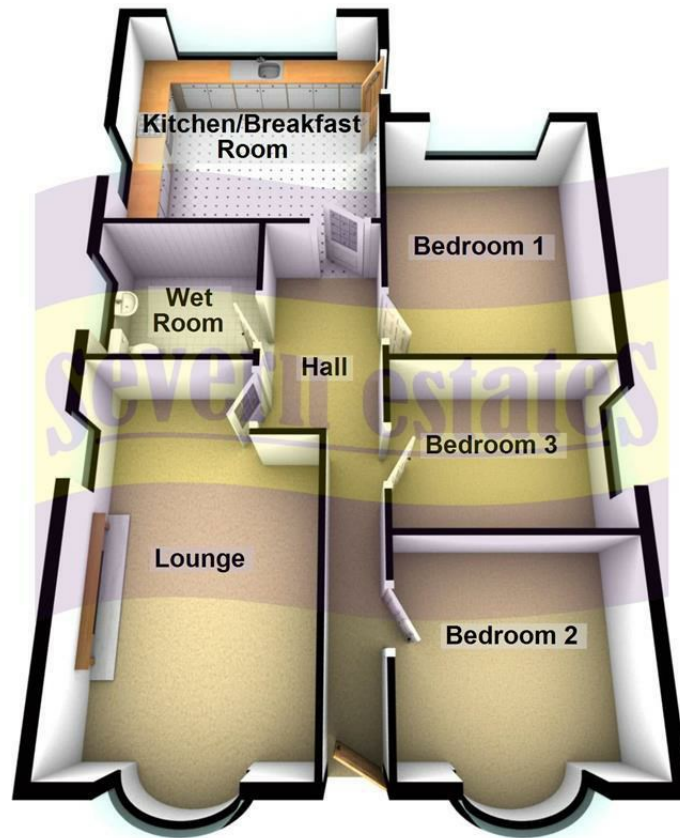
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RP-27/08/2025-V1

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Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 