



The Heathers Lickhill Road, Stourport-On-Severn, DY13 8SB

This detached bungalow is situated to the fringe of Stourport's Town centre and enjoys a quiet yet convenient position offering incredibly easy access to the local shops, bus links and Riverside area with picturesque walks and parks, along with main road networks, and the Memorial Park. Tucked away neatly the property has been well cared for by the current owner and briefly comprises an entrance porch, spacious lounge diner, kitchen, two bedrooms and shower room. Benefiting further from double glazed windows, gas central heating, garage and parking. Early inspection is essential to avoid missing out on this great and rare opportunity, call today to book your viewing.

EPC Band D.
Council Tax Band D.

Offers Around £295,000

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Entrance Door

Opening to the porch.

Porch

Having a double glazed window to the side, radiator, and door to the lounge diner.

Lounge Diner



Dining Area

10'2" x 6'6" (3.10m x 2.00m)



Having a double glazed sliding patio door to the rear garden, radiator, coving to the ceiling, and door to the kitchen.

Lounge Area

15'5" x 14'5" (4.70m x 4.40m)



Having a double glazed window to the front, feature fireplace with inset electric fire, radiator, coving to the ceiling, door to the inner hall, and open plan to the dining area.

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Kitchen

10'9" x 8'2" (3.30m x 2.50m)



Fitted with a range of wall and base units having a complementary worksurface over, built in oven and hob with extractor fan over, one and a half bowl sink unit with mixer tap, built in slim-line dishwasher, space for domestic appliance, tiled splash backs, radiator, double glazed window to the rear, and door to the side.



Inner Hall

Having doors to both bedrooms, shower room, plus loft hatch.

Bedroom One

11'9" to w/robe x 10'5" (3.60m to w/robe x 3.20m)



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

Bedroom Two

10'5" x 10'2" inc. w/robe (3.20m x 3.10m inc. w/robe)



Having a double glazed window to the rear, radiator, and fitted wardrobe with drawers.

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Bathroom



Fitted with a shower enclosure, pedestal wash basin, w/c, part tiled walls, radiator, and double glazed window to the rear.

Outside

Having a lawn, driveway providing off road parking, and access to the garage.

Garage

Having an up and over door to the front, side access door, and plumbing for the washing machine.

Rear Garden



Council Tax

Wyre Forest DC - Band D.

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

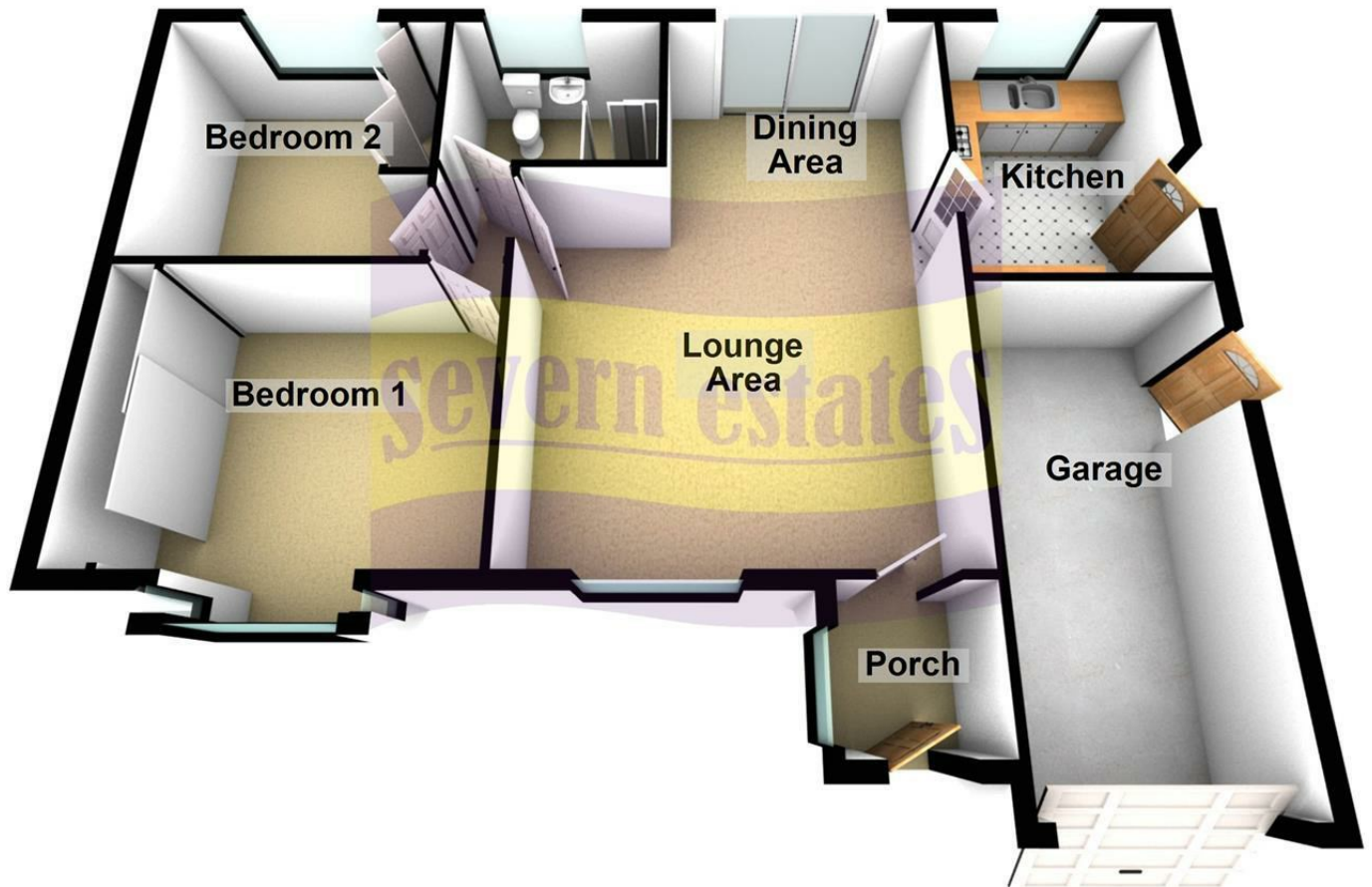
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RF-100925-V1.0

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Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	