



23 The Grove, Stourport-On-Severn, DY13 9NJ

This semi-detached bungalow is offered For Sale with the distinct advantage of No Upward Chain and situated within this popular residential location on the Hartlebury side of Stourport and offers easy access to the main road networks, leading to the Town Centre and Kidderminster, in addition to Hartlebury Common for those with dogs or enjoy walks. Having been lovingly cared for the internal accommodation briefly comprises a living room, kitchen, conservatory, shower room and two bedrooms. Benefitting further from gas central heating, rear garden, garage, and off road parking. Book your viewing today of this delightful bungalow, available with No Upward Chain.

EPC band TBC.
Council Tax Band C.

Offers Around £235,000

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Entrance Door

Located to the side and opening to the porch area.

Porch Area

Having a door with glazed side panels, and opening to the hall, and coving to the ceiling.

Hall

Having doors to the living room, bedroom one, and shower room, plus coving to the ceiling.

Living Room

19'0" x 11'5" (5.80m x 3.50m)



With a feature gas fire with surround, double glazed window to the front, radiator, doors to the kitchen, and bedroom 2 / dining room.



Kitchen

10'5" x 9'6" (3.20m x 2.90m)



Fitted with 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, integrated fridge and freezer, radiator, coving to the ceiling, double glazed window to the store area of the conservatory, and door to the conservatory.

Conservatory

12'9" x 10'17'0" (3.90m x 3.10m)



Being brick based with double glazed windows to the side and rear, double doors opening to the rear garden, inset spot lights to solid ceiling, and door to the store.

Store

Being brick based with double glazed windows to the side and rear, inset spot lights to solid ceiling, and plumbing for washing machine.

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Bedroom One

10'9" x 10'5" (3.30m x 3.20m)



Located from the hall and having a double glazed window to the side, double glazed window to the conservatory, coving to the ceiling, fitted wardrobes, and radiator

Bedroom Two / Dining Room

8'10" x 7'10" (2.70m x 2.40m)



Located from the living room, having a radiator, double glazed window to the front, and coving to the ceiling.

Shower Room



Fitted with a shower enclosure, base units providing storage and inset wash basin, w/c, tiled walls, radiator, and double glazed window to the side.

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Outside



Having a driveway providing off road parking, gated side access, and garage.

Rear Garden



Low maintenance gardens being laid to slabbed patio with raised beds.

Garage



Having an up and over door to the front.



Council Tax Band

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

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stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Floorplan

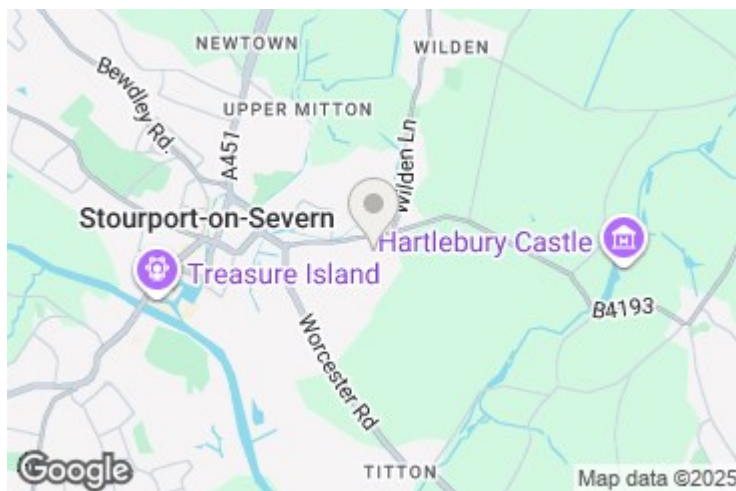
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

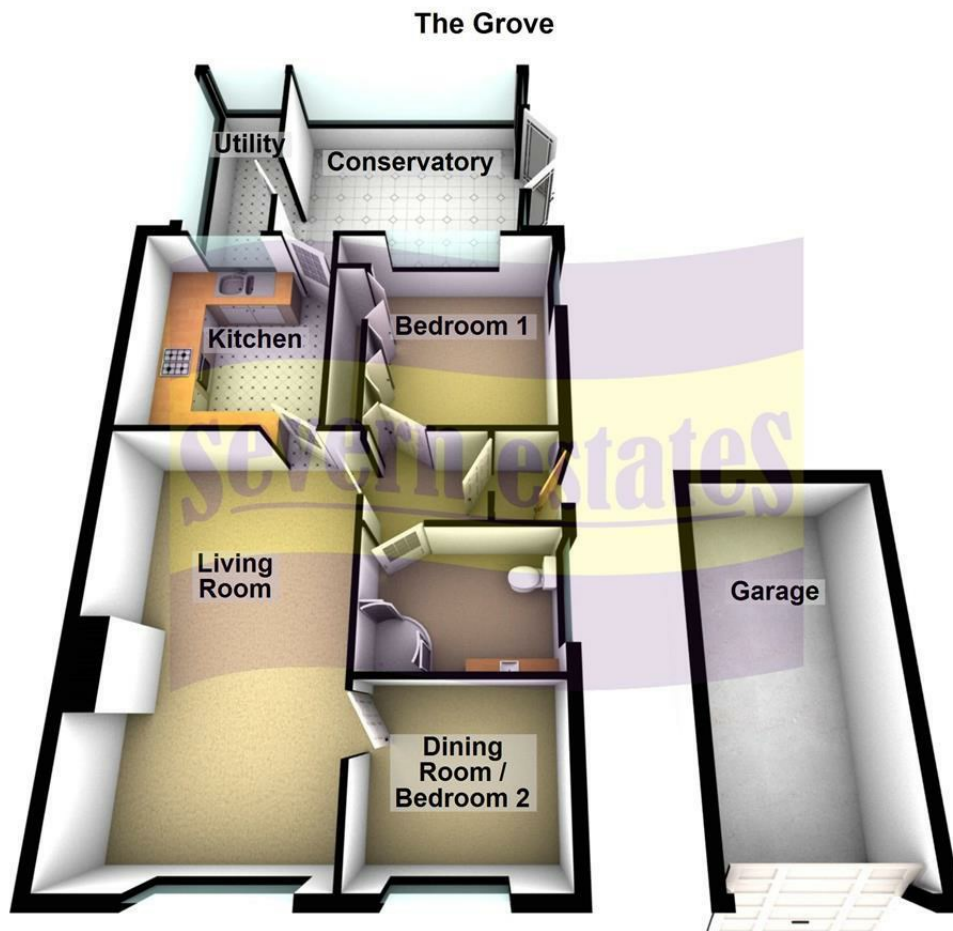
Disclaimer

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-101025-V1.0





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 	