



187 Sutton Park Road, Kidderminster, Worcestershire, DY11 6LE

Severn Estates are pleased to bring to market this three bedroom semi-detached home situated along the prestigious 'Sutton Park Road' and only 2.70 miles from the River Severn in Bewdley. The location also offers easy access to the main road networks, and Town Centre.

The property oozes potential and prime opportunity for any future owner with the layout briefly comprising a living room, dining room, and kitchen to the ground floor, three bedrooms, and bathroom to the first floor. Benefiting further from double glazing, gas central heating, generous sized rear garden, and off road parking.

Being available with the distinct advantage of No Upward Chain, call today to book your viewing.

EPC band D.
 Council Tax Band B.

£220,000

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Entrance Door

Opening to the hall.

Hall



Having stairs to the first floor landing with storage cupboard beneath, radiator, and doors to the living room, dining room, and kitchen.

Living Room

12'1" max into bay x 10'9" into alcove. (3.70m max into bay x 3.30m into alcove.)



With a double glazed bay window to the front, radiator, and feature fire place with untested open fire.

Dining Room

12'1" x 10'9" into alcove. (3.70m x 3.30m into alcove.)



With double glazed double doors to the rear garden, and radiator.

Kitchen

8'10" x 5'10" (2.70m x 1.80m)



Having wall and base units with worksurface over, single drainer sink unit, space for domestic appliance, plumbing for domestic appliance, tiled walls and flooring, double glazed window to the rear, and door to the side.

First Floor Landing

With doors to all bedrooms, bathroom, loft hatch, and double glazed window to the side.

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Bedroom One

12'1" x 10'9" into alcove. (3.70m x 3.30m into alcove.)



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

Bedroom Two

10'9" x 10'9" into alcove. (3.30m x 3.30m into alcove.)



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

Bedroom Three

7'2" x 5'10" (2.20m x 1.80m)

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

Bathroom



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

Outside

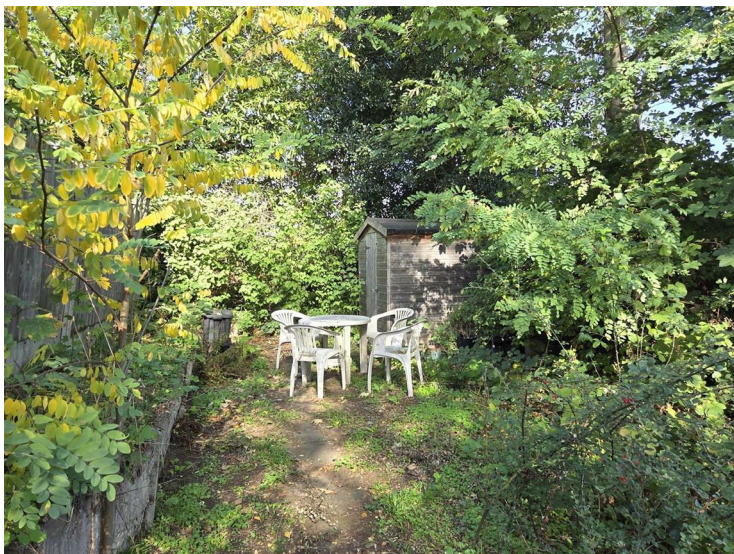


Having a block paved driveway providing off road parking, and gated side access.

Rear Garden



Rear Elevation



Council Tax

Wyre Forest DC - Band B.

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

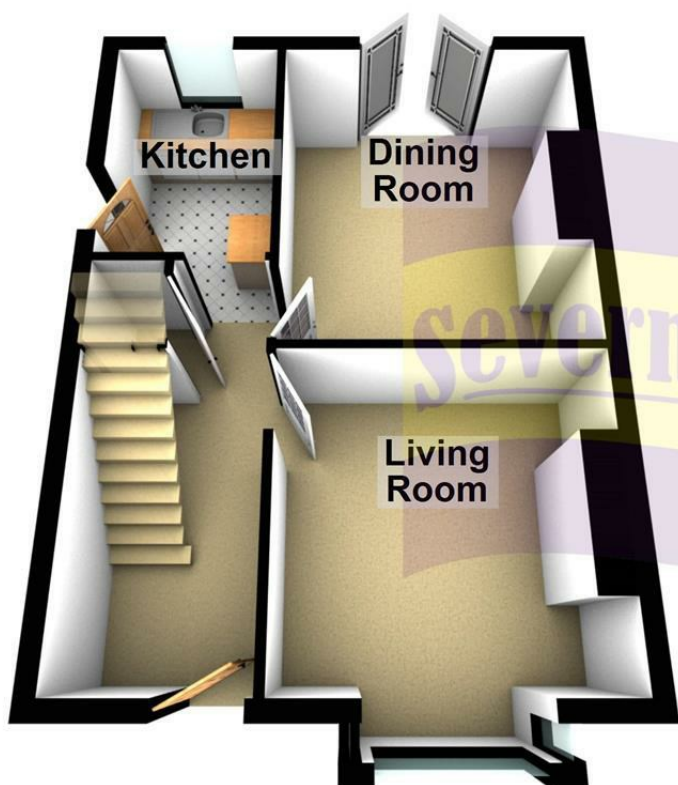
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

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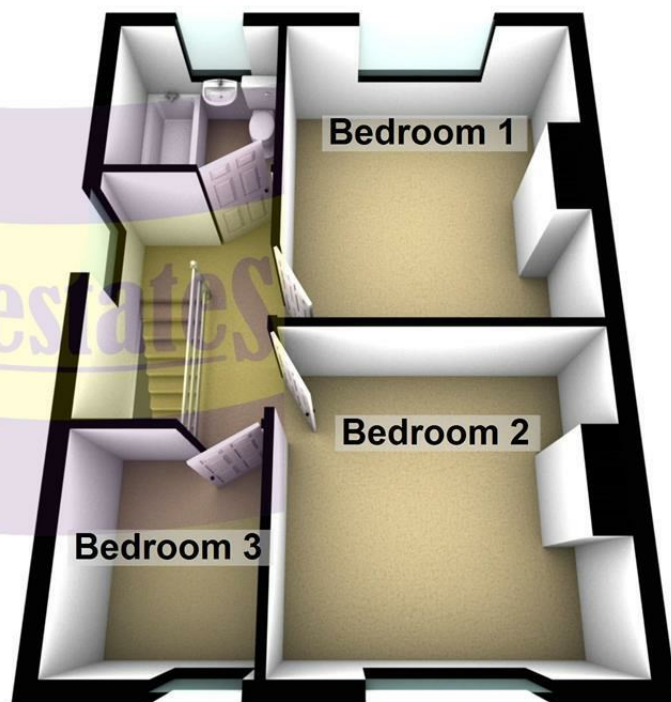
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	