

## 10 Worcester Road, Stourport-On-Severn, DY13 9AR

### \*\*\*\*\*IN NEED OF MODERNISATION\*\*\*\*\*

We are delighted to offer For Sale this mid terraced property which is in need of modernisation. Being located close to Stourport on Severn Town centre and all its amenities and main road networks. The accommodation comprises of a lounge, dining room, kitchen, multi use room and cloakroom to the ground floor, three bedrooms and bathroom to the first floor. The property benefits further from double glazing, gas central heating (not tested) and a rear garden. **SOLD AS SEEN**. Available with No Upward Chain.

Council Tax Band B.

Epc Band E.

**Asking Price £160,000**

# 10 Worcester Road, Stourport-On-Severn, , DY13 9AR

## Entrance Door

Being double glazed and opens into the hallway.

## Hallway

Having staircase to the first floor landing, doors to the lounge and dining room.

## Lounge

13'1" min x 11'5" (4.0m min x 3.5m)



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

## Dining Room

13'1" min x 13'1" (4.0m min x 4.0m)



Having a double glazed bay window to the front, laminate wood effect flooring, fireplace, coving to the ceiling, dado rail and door to the kitchen.

## Kitchen

16'8" min x 11'5" (5.1m min x 3.5m)



Having wall and base cabinets with worksurface over, single drainer sink unit with mixer tap, space for domestic appliance, door to cellar, storage cupboard housing the gas central heating boiler, single glazed window to the side, double glazed window and door opening to multi use room.

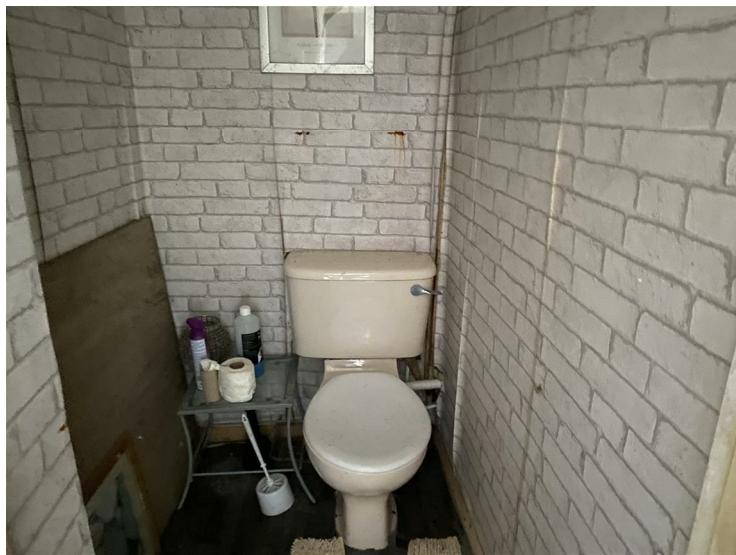
## Multi Use Room

11'9" x 11'1" (3.6m x 3.4m)



Having a double glazed window to the rear, double glazed door to the side opening to the rear garden, radiator and door to the cloakroom.

**Cloakroom**



Having a toilet cistern

**First Floor Landing**

Having a radiator, doors to the bedrooms and bathroom.

**Bedroom One**

12'9" x 11'5" (3.9m x 3.5m)



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

**Bedroom Two**

13'1" x 11'5" (4.0m x 3.5m)



Having a double glazed window to the front and radiator.

**Bedroom Three**

11'9" x 11'5" (3.6m x 3.5m)



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

### Bathroom

7'2" x 5'9" (2.2m x 1.77m)



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-16/11/2025-V1



Having a white suite comprising a panel bath, pedestal wash hand basin, W/C, part tiled walls, double glazed window to the rear and radiator.

### Outside

### Rear Garden

### Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

### Services 2

The agent has not been able to verify the availability and nature of services such as gas, electricity, water and drainage. 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

### 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.

### 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	