



### **14 Warwick Street, Stourport-On-Severn, DY13 8JB**

This charming terraced house is available with the distinct advantage of No Upward Chain and being situated upon this popular residential location of Stourport on Severn which grants easy access to the local amenities including Primary and Secondary Schools, local convenience shop, walking distance to the Town Centre along with road networks leading to the Town Centre and Kidderminster. Having been well cared for the interior briefly comprises a living room, dining room, kitchen, cloakroom, and versatile rear reception area, to the ground floor. Two bedrooms, and bathroom to the first floor. Benefitting further from a cellar, gas central heating, rear garden, and off road parking. Internal inspection is essential to fully appreciate the property to its fullest, available with No Upward Chain.

EPC Band D.  
 Council Tax Band B.

**Offers Around £189,950**



## 14 Warwick Street, Stourport-On-Severn, , DY13 8JB

### Entrance Door

Opening to the dining room.

### Dining Room

12'1" into alcove x 10'2" (3.70m into alcove x 3.10m)



Having a wall mounted electric fire, radiator, double glazed window to the front, and doorway to the lobby.

### Lobby

With stairs to the first floor landing, and door to the living room.

### Living Room

12'1" into alcove x 11'9" (3.70m into alcove x 3.60m)



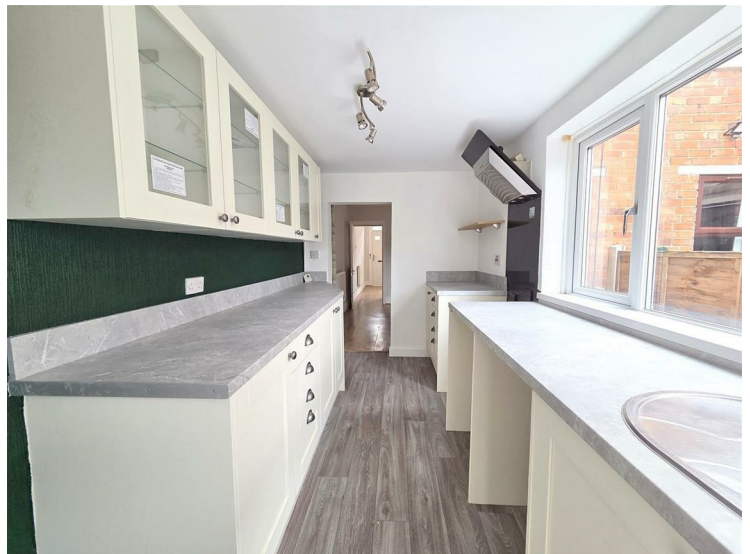
Having a wall mounted electric fire, radiator, double glazed window to the rear, door with steps leading to the cellar, and doorway to the kitchen.

### Kitchen

12'5" x 6'10" (3.80m x 2.10m)



Having been recently refitted to comprise of wall and base units with complementary worksurface over, single drainer sink unit with mixer tap, space for domestic appliance with hood over, space for under counter appliance, plumbing for washing machine, space for further domestic appliance, double glazed window to the side, walkthrough to the rear reception area.



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### Rear Reception Area

12'1" max, 6'10" min x 6'2" max, 4'3" min (3.70m max, 2.10m min x 1.90m max, 1.30m min)



A versatile space offering a variety of uses such as an office area, additional dining spot, or sun room. Having double glazed double doors leading to the patio area of the rear garden, door to the side, and door to the cloakroom.



### Cloakroom



With a w/c, and was basin.

### First Floor Landing

With doors to both bedrooms.

### Bedroom One

12'1" into alcove x 11'9" (3.70m into alcove x 3.60m)



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



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### Bathroom



Fitted with a suite comprising a bath with tiled surround, shower enclosure, pedestal wash basin, and w/c, radiator, and double glazed window to the side.

### Outside



Having a gravelled driveway providing off road parking.

### Bedroom Two

12'1" into alcove x 10'2" (3.70m into alcove x 3.10m)



Having a double glazed window to the front, radiator, and over stairs storage cupboard.

### 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

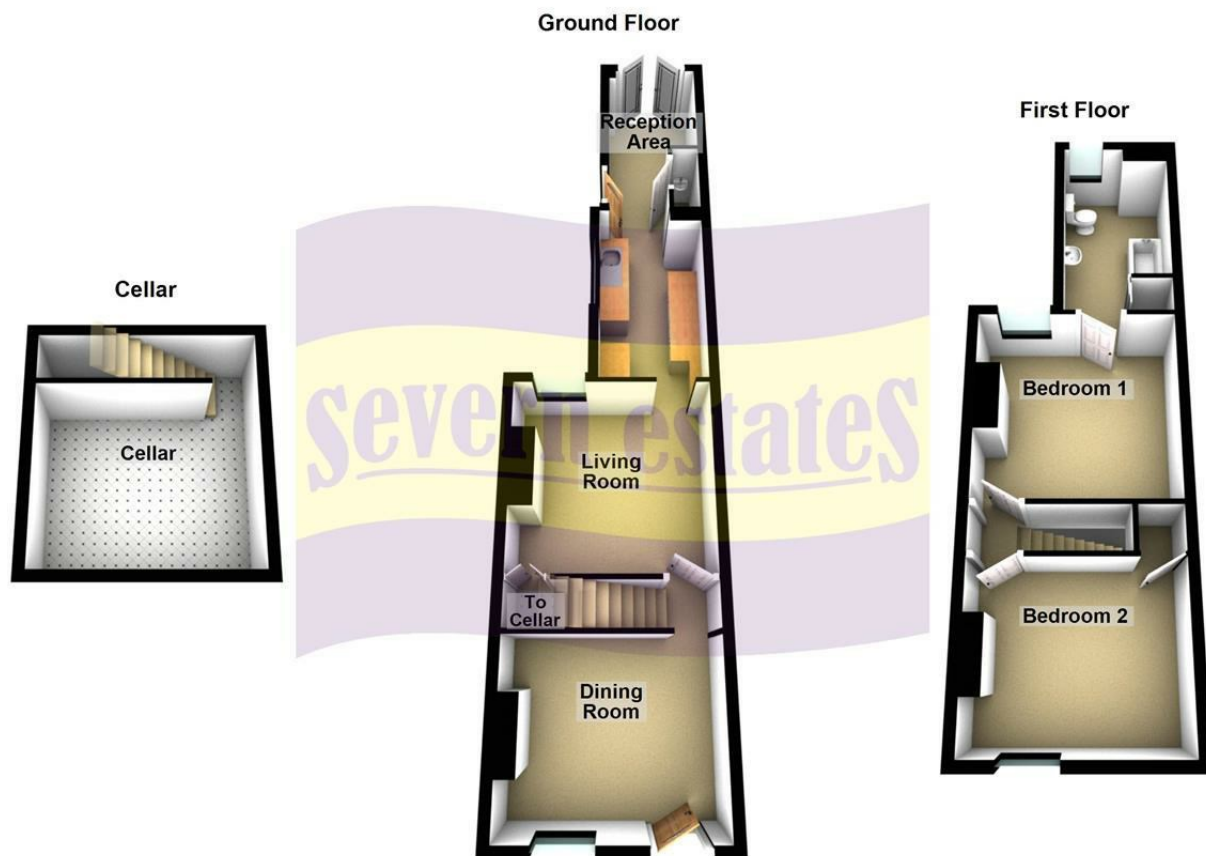
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### 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.

RF-090725-V1.0



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 79        |
| (55-68) D                                   | 65                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |