



**10 Raven Street, Stourport-On-Severn, Worcestershire, DY13 8UU**

A charming Grade II listed Townhouse is situated within the heart of the Town Centre of Stourport on Severn which grants access to the local shops, bus links and Riverside area with picturesque walks and parks. Having been well maintained by the current owner the property enjoys a characterful layout briefly comprising a living room, dining room, cloakroom and kitchen to the ground floor, two bedrooms and shower room to the first floor and master bedroom with en suite bathroom to the top floor. Benefiting further from basement, gas central heating and rear courtyard garden. Call today to book your viewing.

EPC band - TBC  
Council tax - Band B.

**Offers Around £224,950**

## 10 Raven Street, Stourport-On-Severn, Worcestershire, DY13 8UU

### Entrance Door

Opening to the living room.

### Living Room

12'1" x 11'5" (3.70m x 3.50m)



Having an exposed timber beam, sash window to the front with wooden shutters, stunning Georgian style fire place with inset log burner, stairs rising to the first floor landing, and doorway to the dining room.

### Fireplace



### Dining Room

14'9" max x 11'5" (4.50m max x 3.50m)



Having a feature chimney breast with exposed timber and brick work with a 'Log Burner' effect gas fire, deep storage cupboard, electric radiator, doors to the lobby, and basement. To the rear of the dining area a pair of glazed timber doors open to the rear garden, and having a full height storage cupboard.



### Lobby

Having doors to the cloakroom and kitchen, plus doors to the side leading from the side access, and to the courtyard rear garden.

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## Cloakroom



Fitted with a white suite comprising a wash basin set to vanity unit, w/c, part tiled walls, window to the side, and radiator.

## Kitchen

9'6" x 6'6" (2.90m x 2.00m)



Fitted with a range of wall and base units having a complementary worksurface over, one and a half bowl sink unit with spray mixer tap, built in oven and hob with hood over, plumbing for washing machine, integrated fridge, tiled splash back, inset spot lighting, heated towel rail, and window to the rear.

## Basement

Having tiled flooring.

## First Floor Landing

With stairs continuing to the second floor, and having doors to bedrooms two, three, and the shower room.

## Bedroom Two

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



Having a sash window to the front with wooden shutters, ornate fire grate with surround, radiator, inset spot lighting, and fitted wardrobe.

## Bedroom Three

10'2" max 4'11" min x 8'2" max, 4'3" min (3.10m max 1.50m min x 2.50m max, 1.30m min)

Being 'L' shaped having a window to the rear, and radiator.

## Shower Room



Fitted with a shower enclosure with tiled surround, wash basin set to base unit with additional storage and w/c with concealed cistern, tiled walls, heated towel rail, and window to the side.

Second Floor



Having a door to bedroom one.

**Bedroom One**  
14'1" x 12'5" (4.30m x 3.80m)



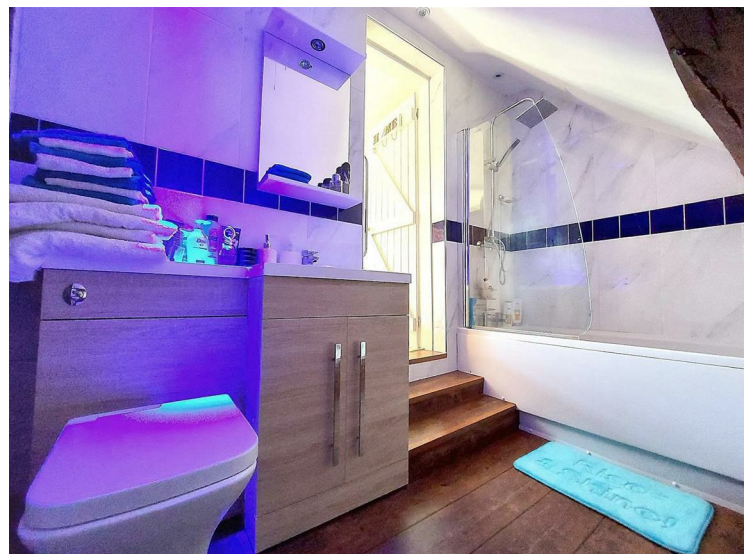
Having a sash window to the front with wooden shutters, loft hatch, radiator and door to the ensuite bathroom.



Outlook



Ensuite Bathroom



Having been fitted with a white suite comprising a panelled bath with shower and screen over, base unit with wash basin and w/c with concealed cistern, vintage styled radiator with towel

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heater, an 'Always on' blue light, inset spot lighting and having tiled walls.

### Courtyard Rear Garden



### Council Tax Band

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.

### Agents Note

The property is Grade II listed. List Entry Number: 1292649

### 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.

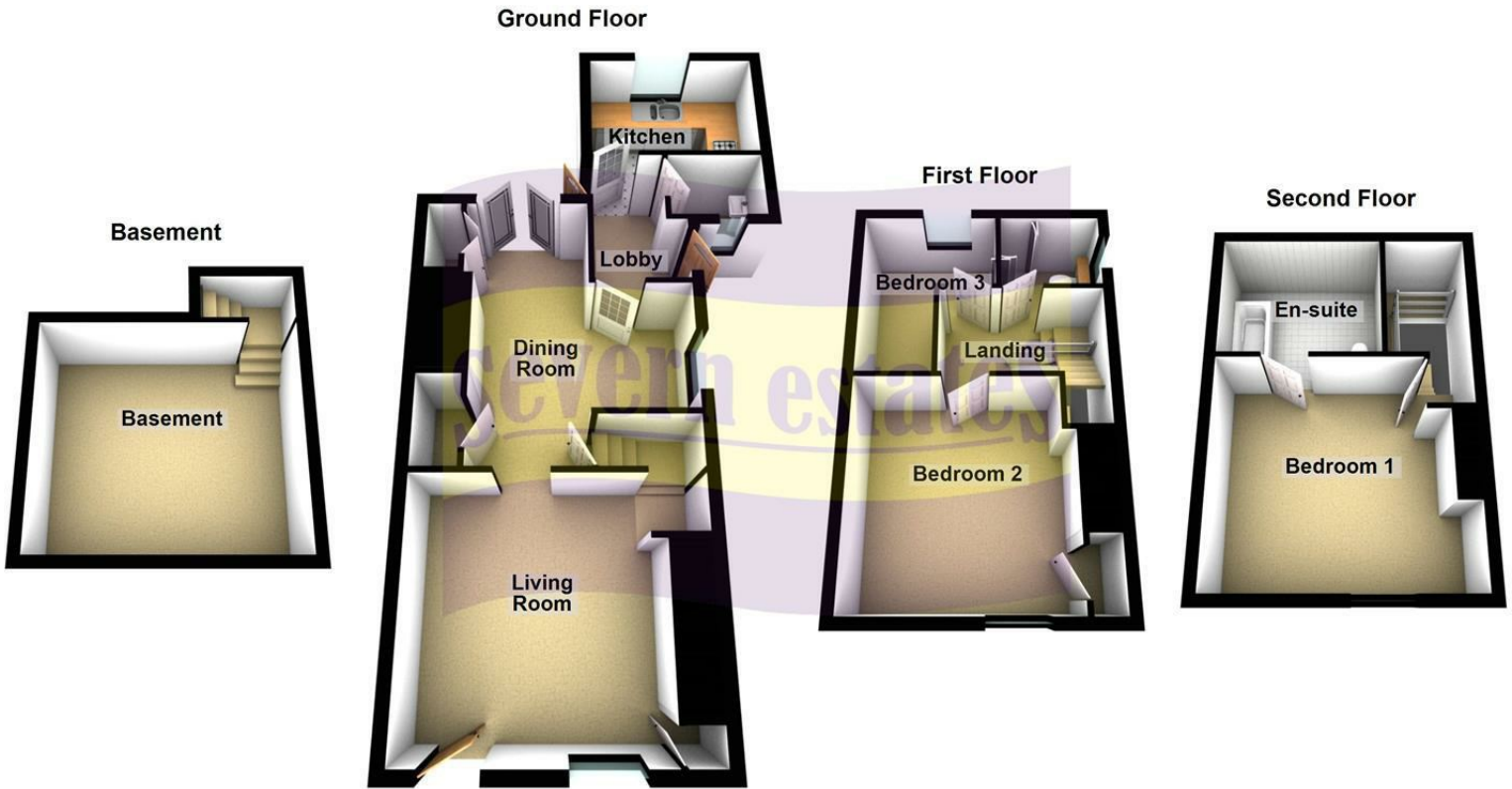
### Floorplan

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.



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