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9 Calder Road, Stourport-On-Severn, DY13 8QD

We are delighted to offer For Sale this semi-detached house which is situated upon the incredibly popular and highly sought after Burlish Park estate which is ideally situated for the local Burlish Park Primary and Stourport High School. The property is well presented and briefly comprises a living room and kitchen diner to the ground floor, three bedrooms and bathroom to the first floor. Benefiting further from double glazing, and gas central heating system. Viewing is recommended to secure the property which is available with No Upward Chain.

Council Tax Band B.
EPC Band TBC.

Offers Around £210,000

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Entrance Door

Being double glazed and opens into the porch.

Porch

4'11" x 3'7" (1.5m x 1.1m)

Having a double glazed window to the side, cupboard housing the electric meter and door to the reception hall.

Reception Hall

7'6" x 3'11" (2.3m x 1.2m)

Having a staircase to the first floor landing, radiator and door to the lounge.

Lounge

16'8" x 13'9" max 9'6" (5.1m x 4.2m max 2.9m)



Having a double glazed window to the front, fire surround with electric fire and double doors to the kitchen / diner.

Lounge



Kitchen / Diner

13'5" x 10'2" (4.1m x 3.1m)



Having wall and base cabinets with complimentary work surface over, one and a half bowl sink unit with mixer tap, space for domestic appliances, part tiled walls, double glazed window to the rear and wood effect flooring,

Dining Area



Having double glazed double doors to the rear with side panels, wood effect flooring and a radiator

First Floor Landing

9'2" x 6'2" (2.8m x 1.9m)

Having access to the loft space, doors to the bedrooms and bathroom.

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Bedroom One

13'9" x 9'2" (4.2m x 2.8m)



Having a double glazed window to the front and radiator.

Bedroom Three

8'6" x 6'2" (2.6m x 1.9m)



Having a double glazed window to the rear.

Bedroom Two

11'5" x 7'6" (3.5m x 2.3m)



Having a double glazed window to the rear and radiator.

Bathroom

7'6" x 6'2" (2.3m x 1.9m)



Fitted with a coloured suite comprising a corner bath with thermostatic shower over, pedestal wash hand basin, W/C, tiled walls, heated towel rail, wood effect flooring and a double glazed window to the side.

Tenure - Not Verified

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

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.

Council Tax

Wyre Forest District Council Band B.

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

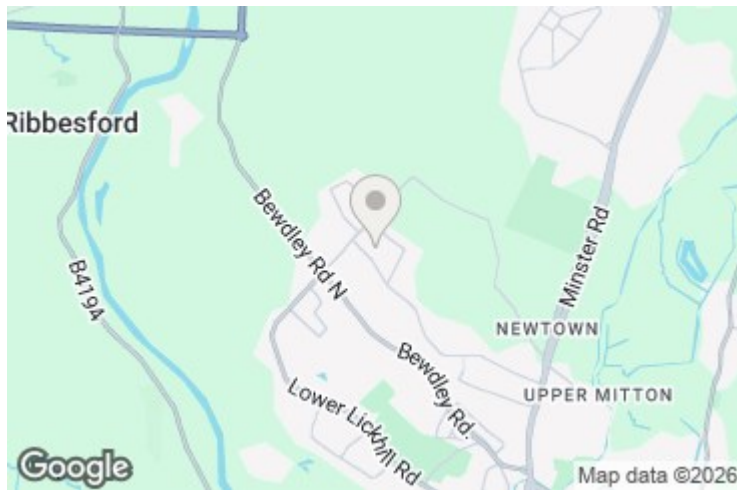
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

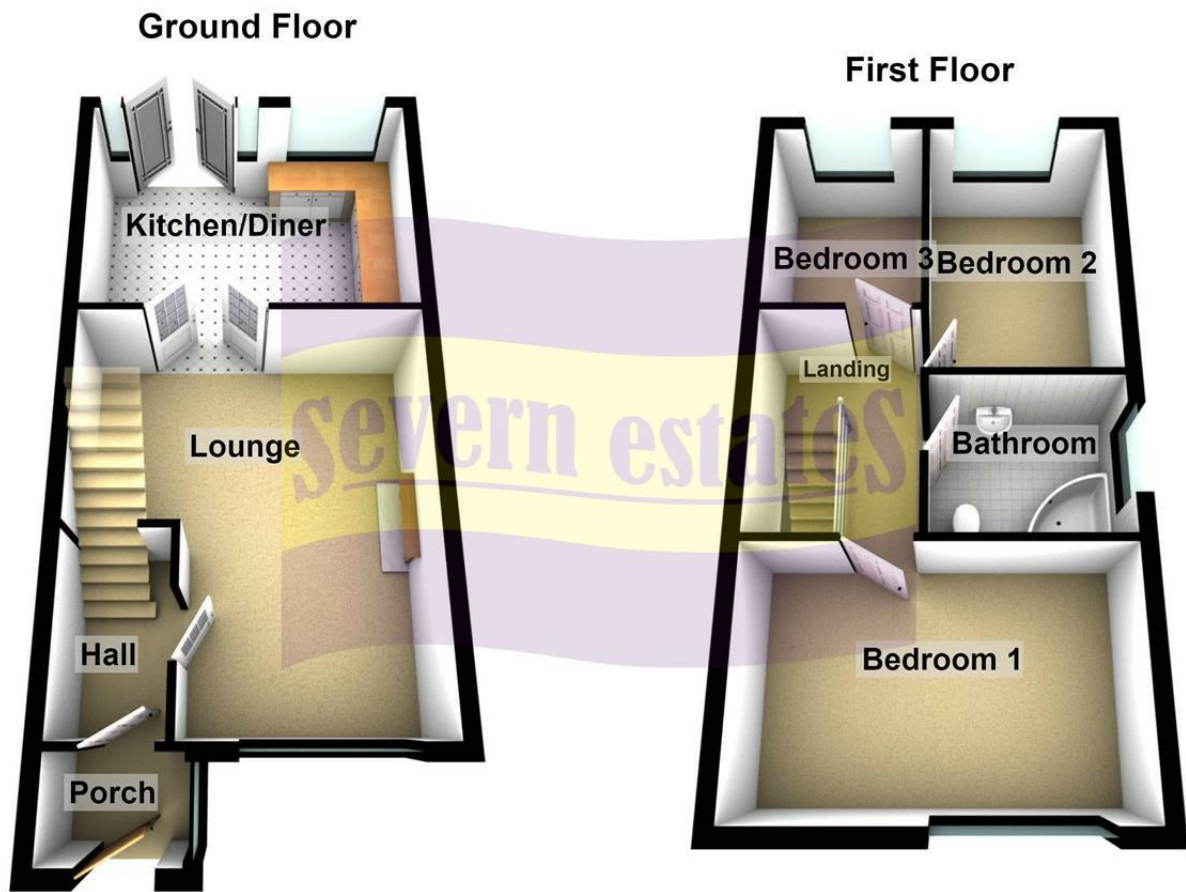
Disclaimer

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 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-19/08/2026-V1





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	