



### **69 Worth Crescent, Stourport-On-Severn, DY13 8RR**

This double fronted semi-detached house comes to the market with the distinct advantage of No Upward Chain. Situated upon this popular estate located towards the edge of Stourport-On-Severn it offers great access to the local primary and High School along with main road networks leading to the Town Centre, Bewdley, and Kidderminster. Having been well cared for the accommodation on offer briefly comprises a dual aspect living room, and kitchen diner to the ground floor. Three bedrooms, and bathroom to the first floor. Benefiting further from gas central heating, double glazing, and rear garden. Call today to book you viewing.

EPC band E.  
 Council Tax band B.

**Offers Around £235,000**

## 69 Worth Crescent, Stourport-On-Severn, , DY13 8RR

### Entrance Door

Opening to the hall.

### Hall

Having stairs to the first floor landing, and doors to the living room, and kitchen diner.

### Living Room

16'4" x 11'5" (5.00m x 3.50m)



With a double glazed window to the front, sliding patio doors to the rear garden, feature gas fire with surround, and radiator.



### Kitchen Diner

16'4" x 11'5" max (5.00m x 3.50m max)



Fitted with wall and base units with complementary worksurface over, space for 'Range' style oven with hood over, tiled splash backs, single drainer sink unit with mixer tap, plumbing for washing machine, space for domestic appliance, radiator, inset spot lights, door to the rear lobby, and double glazed windows to the front and rear.



### Rear Lobby

Having a doorway leading to the understairs storage area, and door to the rear garden.

### First Floor Landing

Having a double glazed window to the rear, airing cupboard housing the 'combi' boiler, and doors to all bedrooms, and bathroom.

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### Bedroom One

11'1" x 10'2" (3.40m x 3.10m)



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

### Bedroom Two

11'1" max, 8'10" min x 10'5" (3.40m max, 2.70m min x 3.20m)



Having a double glazed window to the front, built in wardrobe with sliding mirrored doors, and radiator.

### Bedroom Three

8'2" x 7'2" (2.50m x 2.20m)

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

### Bathroom



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

### Outside

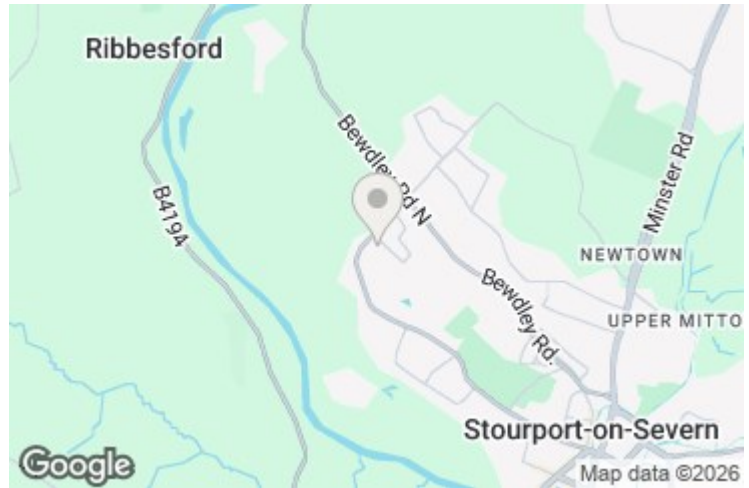
Having a stone gravelled frontage and gated side access.

### Rear Garden



A fine feature of the property is the generous sized rear garden, being laid mainly to lawn, with a stone gravelled patio area.

### 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

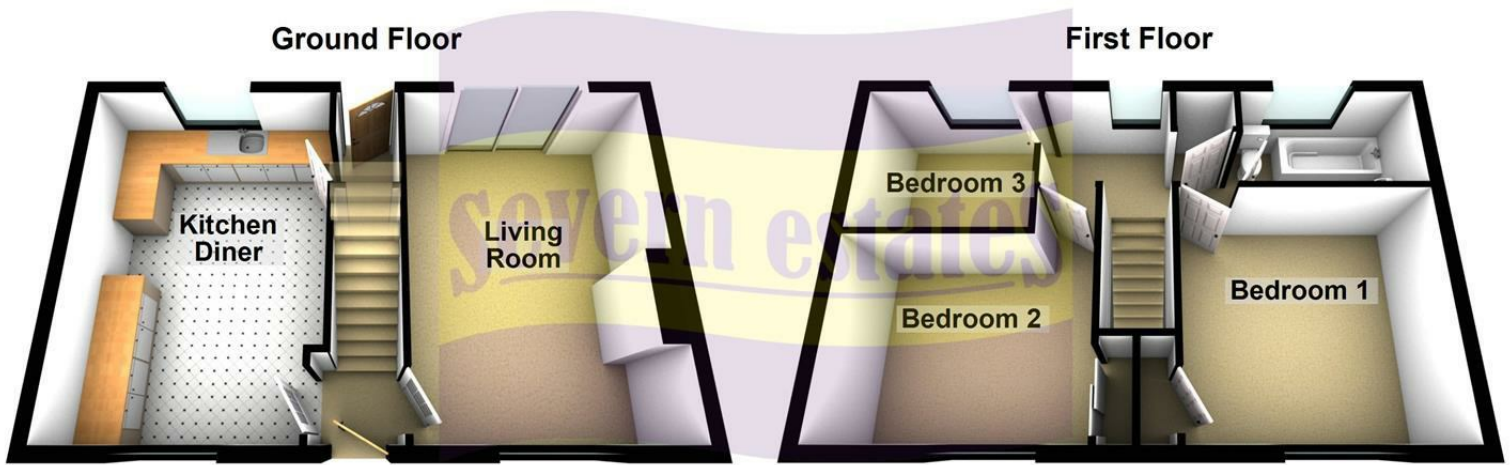
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### 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-140426-V1.0



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