



22 Severn Road, Stourport-On-Severn, DY13 9HB

This extensive Victorian semi-detached home is centrally located within the beautiful town of Stourport on Severn, and offers great access to the main road networks, Town Centre which offers a variety of chain and independent shops, pubs, bus links, and Riverside area with picturesque walks and parks.

Having been lovingly refurbished since ownership the property offers the perfect blend of character, charm, and a crisp modern finish. The ground floor welcomes you with a stunning entrance hall leading to the living room, dining room, modern refitted kitchen, and cloakroom. The first floor offers a light and airy landing, principle bedroom with ensuite shower room, three further bedrooms, and finished with a stunning family bathroom.

The property benefits further from a landscaped frontage with driveway, courtyard to the rear, gas central heating, double glazing, and useful cellar.

An internal inspection is the only way to fully appreciate the property on offer, call today to book your viewing.

EPC Band E.
Council Tax Band C.

Offers Around £385,000

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Entrance Door

With a double glazed side panels, and opening to the porch.

Porch

With door to the hall.

Hall



The beautiful hallway has stairs to the first floor landing, vintage style radiator, tiled flooring, doors to the living room, dining room, kitchen, and cloakroom, plus door with steps leading to the cellar.

Living Room

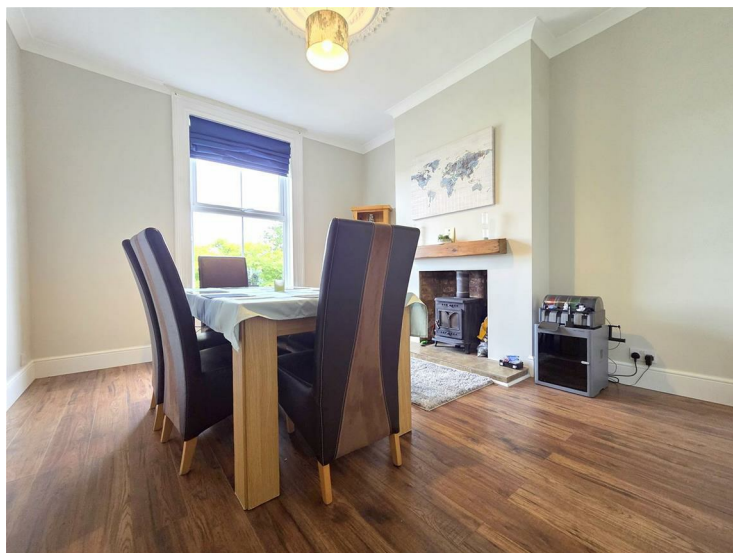
14'1" x 12'1" (4.30m x 3.70m)



Having two double glazed windows to the front, feature fireplace with exposed brick work and timber shelf, coving to the ceiling, and radiator.

Dining Room

13'1" x 12'1" (4.00m x 3.70m)



With a double glazed window to the front, radiator, feature fire place with timber shelf, and coving to the ceiling.

Kitchen

21'11" x 12'1" (6.70m x 3.70m)



The crisp modern kitchen offers a range of wall and base units with worksurface over and matching central island providing further storage and practical breakfast bar, built in twin Hoover smart ovens, built in twin Neff microwaves, '5' burner hob with Neff hood over, one and a half sink with mixer spray tap, integrated dishwasher, space for domestic appliance, media wall with inset electric fire, plus two sets of double doors opening to the courtyard.



Bedroom One

13'1" x 9'10" to w/robe (4.00m x 3.00m to w/robe)



Cloakroom



Having a double glazed window to the front, picture rail, fitted wardrobes, coving to the ceiling, radiator, and door to the ensuite shower room.

Ensuite Shower Room



Having a w/c, wash basin set to base unit, coving to the ceiling, and double glazed window to the side.

First Floor Landing



Fitted with a walk-in shower enclosure, wash basin, tiled walls and flooring, heated towel rail, and double glazed window to the front.

Having a double glazed window to the rear, two radiators, coving to the ceiling, and doors to all bedrooms, and bathroom.

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Bedroom Two

12'9" x 12'1" (3.90m x 3.70m)



Having a double glazed window to the rear, picture rail, fitted wardrobes, coving to the ceiling, and radiator.

Bedroom Four

8'6" x 7'2" (2.60m x 2.20m)



Having a double glazed window to the front, picture rail, coving to the ceiling, and radiator.

Bedroom Three

12'1" x 6'6" max (3.70m x 2.00m max)



Having a double glazed window to the front, picture rail, coving to the ceiling, and radiator.

Bathroom



Fitted with a white suite comprising a beautiful freestanding bath with shower attachment to the taps, pedestal wash basin, w/c, traditional styled radiator with heated towel rail, double glazed window to the rear, coving to the ceiling, and airing cupboard.

Cellar



Accessed via stairs from the hallway.



Courtyard



Being laid to a patio with doors to the shed, and utility.



Utility

Accessed from the courtyard and having a door to the storage garage.

Storage Garage

Used primarily for storage with double doors opening to the front.

Outside

Set behind large double gates that open to the large driveway leading to the garage, a further pedestrian gate allows access to the front. The remainder of the frontage has been extensively landscaped to offer a large patio with secluded seating area, lawn with established borders, and steps leading to the entrance door.



Council Tax

Wyre Forest DC - Band C.

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.

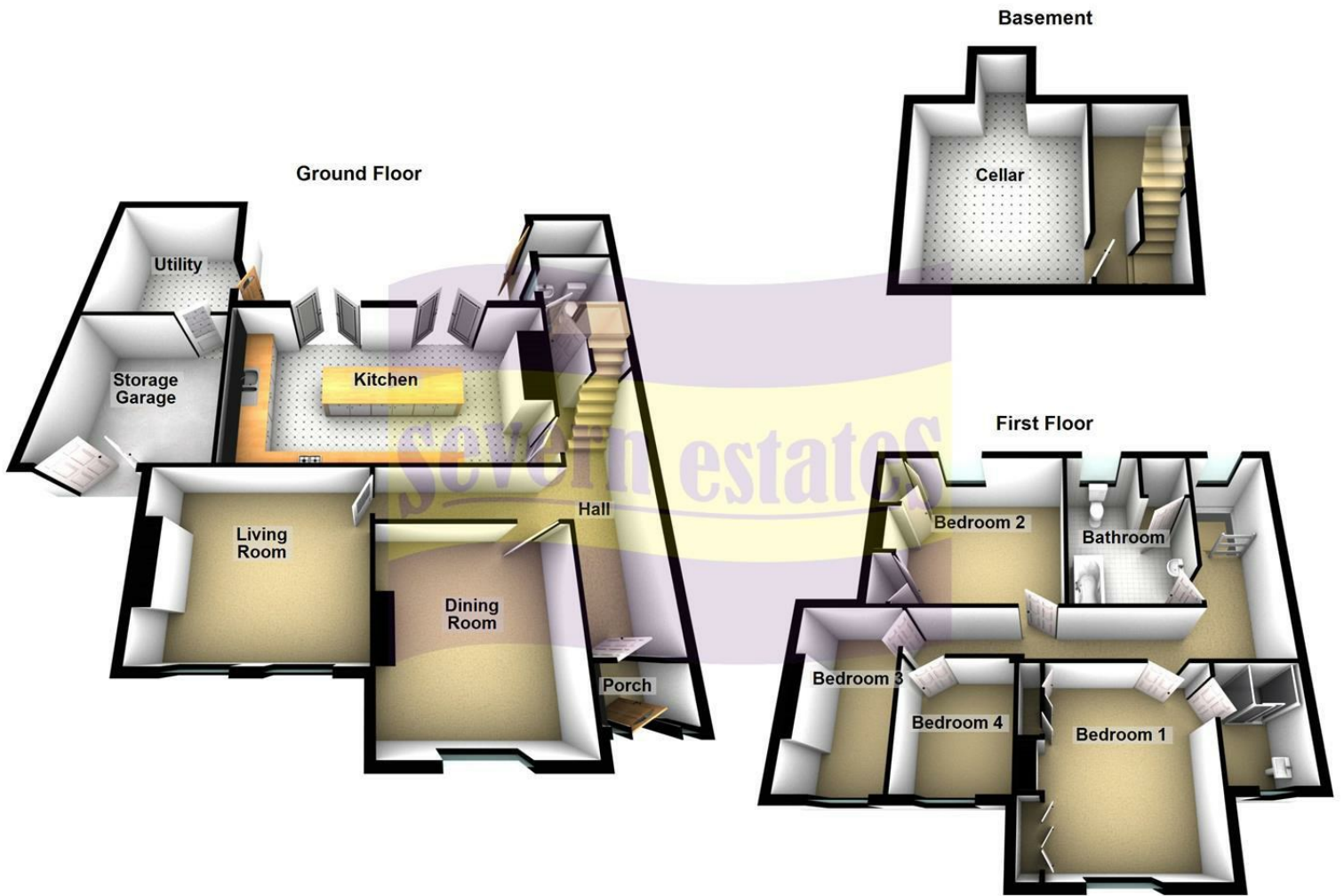
Disclaimer

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-230526-V1.0





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 