Severn Estates
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66 Lickhill Road, Stourport On Severn, Worcestershire, DY13 8SD

We are delighted to offer For Sale this traditional style detached house which is situated within walking distance of Stourport Town Centre and all its amenities including shops, supermarkets, schools and public transport, The accommodation comprises of a lounge, dining room and kitchen to the ground floor, three bedrooms and bathroom to the first floor. The property benefits further from a gas central heating system and off road parking. Available with No Upward Chain. Register your interest today.
Council Tax Band D.
Epc Band E.

Offers Over £250,000

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Porch
Double glazed door opens in with a further entrance door to the reception hall.

Reception Hall
15'5" x 6'0" (4.7m x 1.83m)



Having a staircase to the first floor landing, windows to the front with stained glass leaded feature, tiled floors and doors to the cloakroom, lounge, dining room and kitchen.

Cloakroom



Fitted with a wall mounted wash hand basin, W/C and double glazed window to the side.

Lounge
14'5" max into bay x 12'1" (4.4m max into bay x 3.7m)



Having a double glazed bay window to the front, feature fire surround with electric fire, radiator and coving to the ceiling.

Dining Room
12'1" x 12'1" (3.7m x 3.7m)



Having double glazed windows and door to the rear, radiator and a built in cupboard with glazed display doors and storage below.

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Kitchen
7'10" x 5'10" plus 9'6" x 6'2" (2.4m x 1.8m plus 2.9m x 1.9m)



Fitted with a range of wall and base cabinets with wood effect doors and complimentary worksurface over, one and a half bowl sink unit with mixer tap, space for domestic appliances, plumbing for washing machine, wall mounted central heating boiler, two radiators, two double glazed windows to the sides, tiled flooring, part tiled walls and double glazed window to the rear garden.

Kitchen



First Floor Landing
10'9" x 5'10" (3.3m x 1.8m)
Having a double glazed window to the side, access to the loft space, doors to the bedrooms and the bathroom.

Bedroom One
14'5" x 12'1" (4.4m x 3.7m)



Having a double glazed window to the front, ornate fire grate and a radiator,

Bedroom Two
12'1" x 12'1" (3.7m x 3.7m)



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

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Bedroom Three
6'6" x 5'10" (2.0m x 1.8m)



Having a double glazed window to the front and a radiator.

Bathroom
7'10" x 5'10" (2.4m x 1.8m)



White suite comprising of a panel bath with shower and screen over, pedestal wash hand basin, W/C, part tiled walls, radiator and double glazed window to the side.

Outside
Block paved driveway providing off road vehicular parking surrounded by hedges and side access to the rear garden.

Rear Garden



Having a patio area, brick store room, flower beds and trees.

Tenure - Not Verified
The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Council Tax
Wyre Forest District Council Band D.

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.

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.

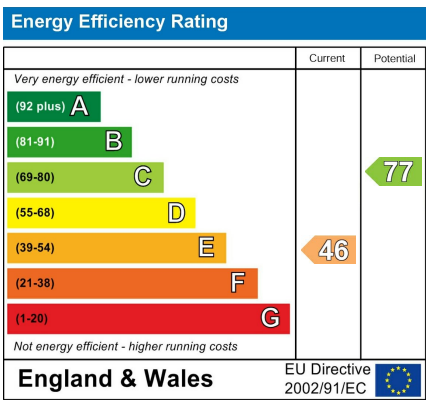
Disclaimer
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-29-04-2026-V1

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
46
77
England & Wales
EU Directive 2002/91/EC