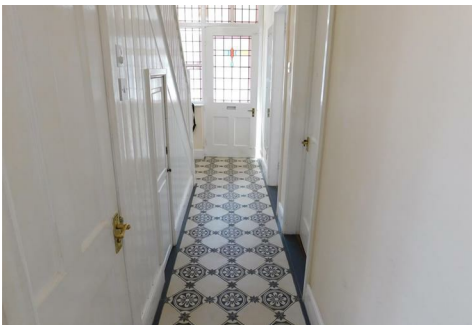




Severn Estates
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66 Lickhill Road, Stourport On Severn, Worcestershire, DY13 8SD

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 Around £300,000

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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.

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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