Severn Estates
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7 Calder Road, Stourport-On-Severn, DY13 8QD

* * * Available with No Upward Chain, newly laid carpet and flooring to the kitchen * * *

This semi-detached house is available with the distinct advantage of No Upward Chain and would make an ideal first time purchase. Situated within the highly sought after Burlish Park estate which grants easy access to the highly acclaimed Burlish Park Primary School, and High School in addition to Burlish Top Nature reserve, convenience store and the main road networks leading to the Town Centre, Bewdley & Kidderminster. The internal accommodation has been improved upon by the current owner and briefly comprising a living room, and kitchen diner to the ground floor, three bedrooms and a bathroom to the first floor. Benefitting further from gas central heating, double glazing, and rear garden. Call today to book your viewing to avoid missing out!

EPC Band C.
Council Tax Band B.

Offers Around £210,000

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Entrance Door
Opening to the porch.

Porch
Having a double glazed window to the front, and door to the living room.

Living Room
16'4" x 13'5" inc. stairs (5.00m x 4.10m inc. stairs)

With a double glazed window to the front, feature gas fire with brick surround and side plinths, two radiators, stairs rising to the first floor, and door to the kitchen diner.

Kitchen Diner
13'5" x 9'10" (4.10m x 3.00m)

Fitted with a range of wall and base units with complementary work surface over, single drainer sink unit, space for domestic appliance, plumbing for washing machine, tiled splash back, double glazed window to the rear, double glazed French doors opening to the rear garden, radiator, coving to the ceiling, and understairs storage.

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First Floor Landing

With doors to all bedrooms, bathroom, plus loft hatch, and airing cupboard.

Bedroom One

11'5" to w/robe x 8'10" (3.50m to w/robe x 2.70m)

Having a double glazed window to the front, built in wardrobe with sliding mirrored doors, coving to the ceiling, over the stairs storage cupboard, and radiator.

Bedroom Two

11'1" x 7'2" max (3.40m x 2.20m max)

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

Bedroom Three

8'2" x 5'10" (2.50m x 1.80m)

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

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Bathroom

Fitted with a bath having shower over, pedestal wash basin, w/c, tiled flooring, part tiled walls, and double glazed window to the side.

Outside

Nestled neatly to the corner along a small walkway and enjoys a small fore garden with gated access to the side.

Rear Garden

Being laid mainly to lawn with borders, hardstanding area, useful side area being laid to mainly stone. Plus the advantage of double gates leading to the rear, with parking for one vehicle.

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.

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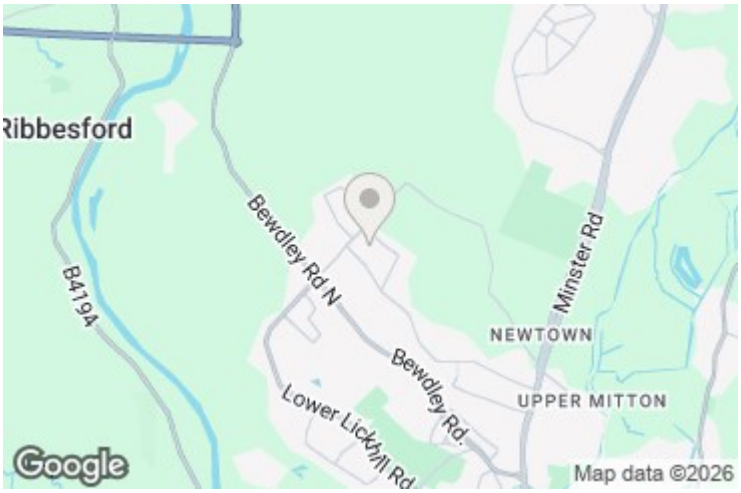
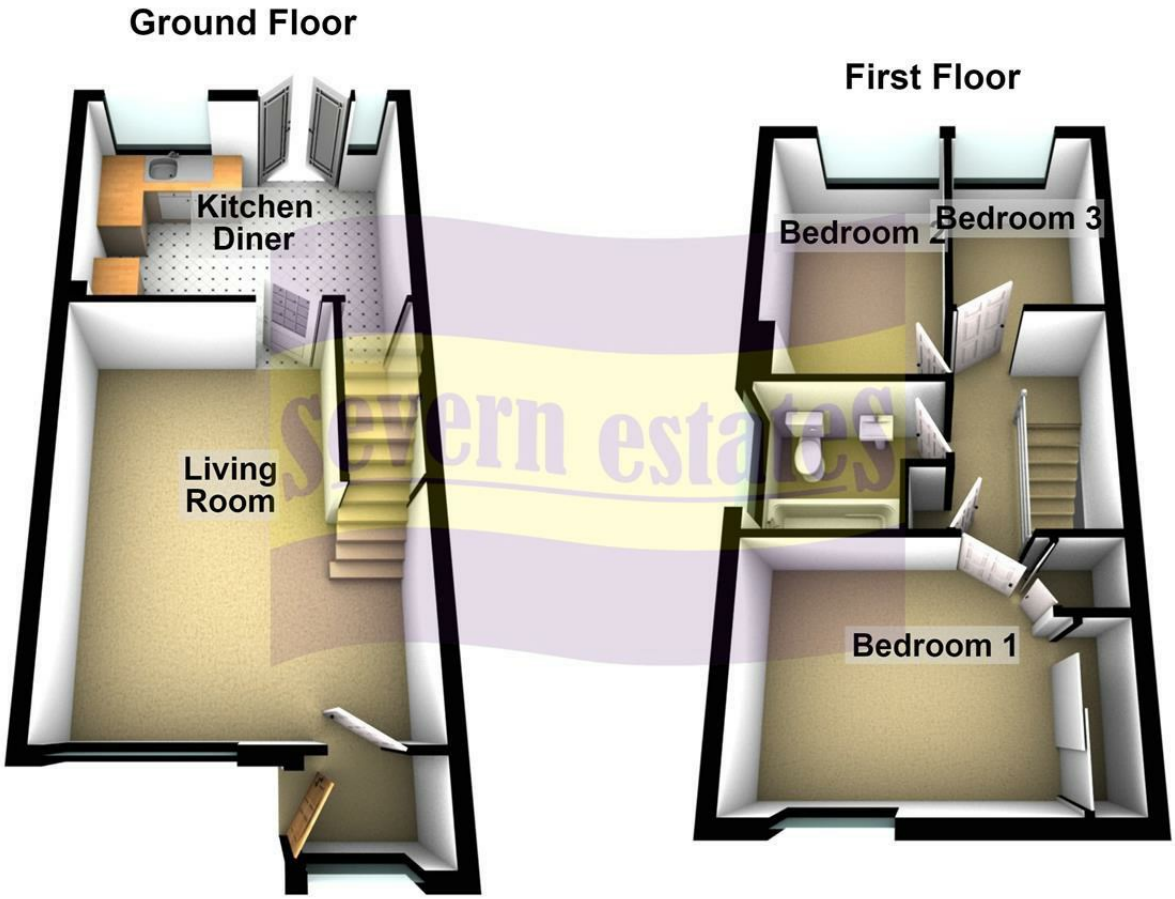
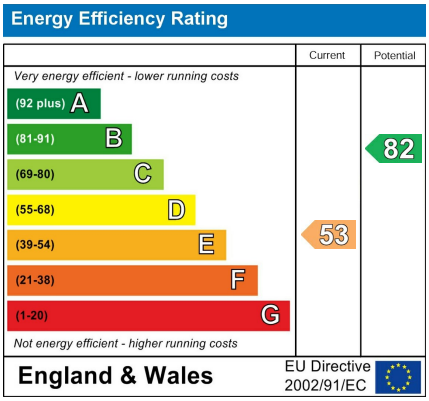



Ground Floor
Kitchen
Diner
Living
Room
First Floor
Bedroom 2
Bedroom 3
Bedroom 1


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
53
82
England & Wales
EU Directive
2002/91/EC