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2 Redstone Lane, Stourport-On-Severn, DY13 0JA

This attractive and characterful semi-detached property is offered to the market with the benefit of NO UPWARD CHAIN and occupies a generous corner plot within an established and popular residential estate.

Ideally positioned for convenient access to a range of local amenities, the property is well placed for nearby primary schools, bus services and road networks. The neighbouring village of Areley Kings also offers a variety of everyday facilities, including a Co-op village store, pharmacy and recreational park.

Offering fantastic potential for buyers looking to create their ideal family home, the accommodation is arranged over two floors and briefly comprises: an entrance hall, spacious living room, separate dining room, kitchen, utility room and ground-floor cloakroom. To the first floor, a gallery landing leads to three bedrooms and a family bathroom.

Externally, the generous corner plot provides further appeal and offers scope for buyers to make the most of the outdoor space.

Council Tax Band C. EPC band D.

Offers Around £259,950

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Entrance Door
Opening to the porch.

Porch
Having a window to the front and door to the reception hall.

Reception Hall



A statement hallway with an impressive sense of height with staircase being the main focal point leading to the first floor landing with storage cupboard beneath. Plus radiator, and doors to the dining room and living room.

Dining Room
11'5" x 10'9" (3.50m x 3.30m)



With a double glazed window to the front and radiator.

Living Room
14'1" max x 12'1" max (4.30m max x 3.70m max)



With double glazed sliding patio doors to the rear garden, feature electric fire with surround, coving to the ceiling and door to the breakfast kitchen.



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Breakfast Kitchen
10'9" x 9'10" (3.30m x 3.00m)



Fitted with wall and base units with worksurface over, single drainer sink unit with mixer tap, built in oven and hob with extractor fan over, space for under counter appliance, tiled splash backs, double glazed windows to the rear, archway to the utility, and door to the side lobby.



Utility
Fitted with wall and base units having a worksurface over, plumbing for washing machine and double glazed window to the front.

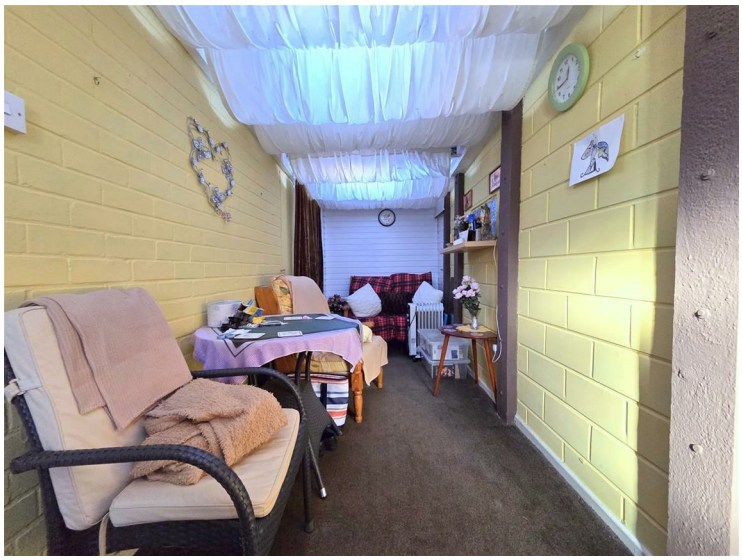
Boiler



Side Lobby
Having a door to the w/c and side passage.

W/C
Having a window to the rear and w/c.

Side Passage



Potentially used as the primary entrance, having a door leading from outside, plus doors to the rear garden garage and side lobby.

First Floor Landing
Open landing with doors to all bedrooms and bathroom.

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Bedroom One
12'1" max x 15'1" (3.70m max x 4.60m)



Having a double glazed window to the rear, fitted wardrobes with mirrored doors and radiator.



Bedroom Two
13'9" x 9'10" (4.20m x 3.00m)



Having a double glazed window to the side, radiator and loft hatch.

Bedroom Three
11'1" x 8'2" (3.40m x 2.50m)



Having a double glazed window to the front and radiator.

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Bathroom





Having an initial lobby area with an airing cupboard, heated towel rail and walkthrough to the bathroom which offers a fitted with a suite comprising a bath, pedestal wash basin, w/c, tiled walls and double glazed window to the side.



Outside



The stand out attraction of the property is the generous corner plot. Having a lawn areas to the front and side, driveway with access to the garage.

Garage



With double doors to the front.

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Rear Garden





Front Elevation







Agents Note

Please be advised the sale of the property is subject to the grant of probate.

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.

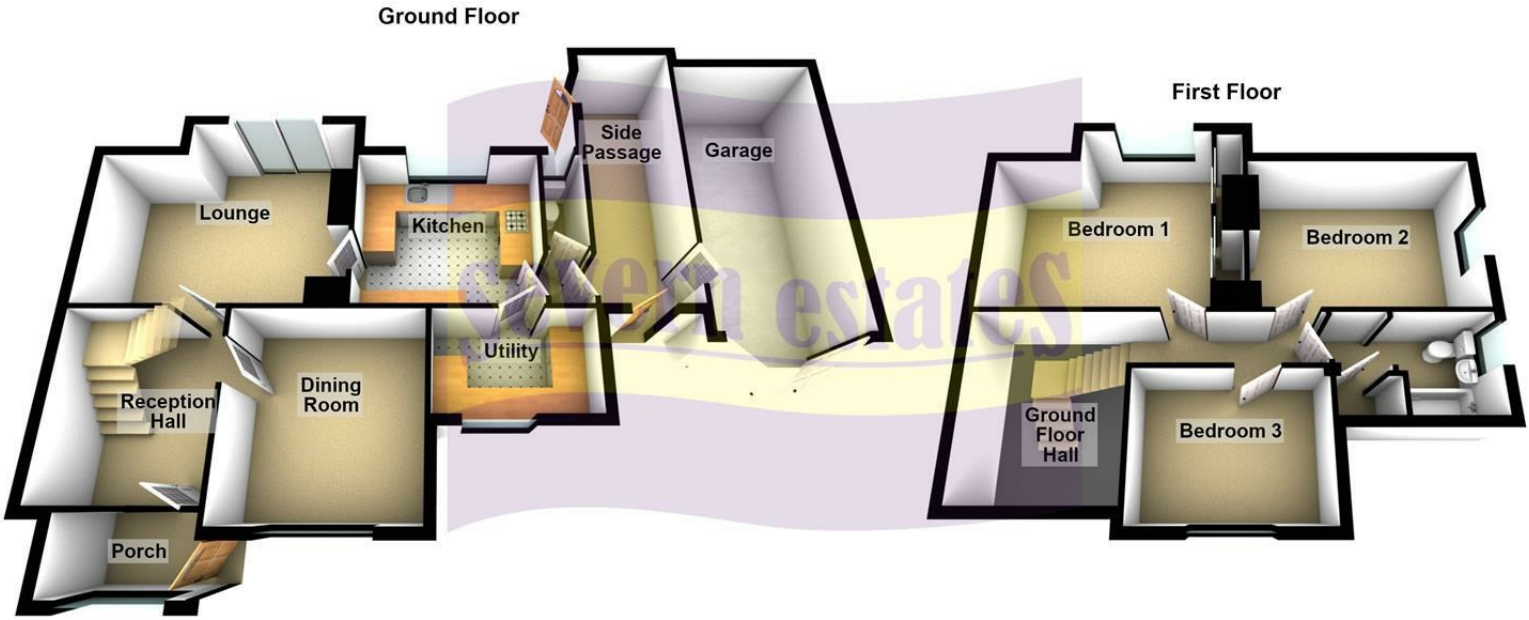
Disclaimer

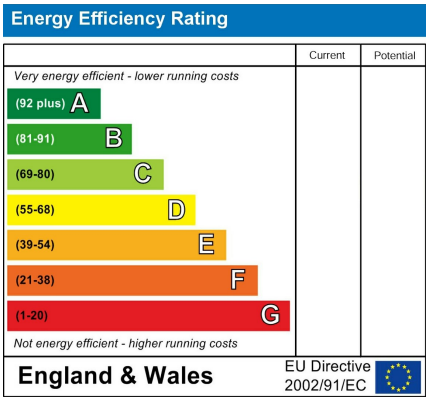
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-161126-V1.0




Ground Floor
Lounge
Kitchen
Side Passage
Garage
Utility
Reception Hall
Dining Room
Porch
First Floor
Bedroom 1
Bedroom 2
Ground Floor Hall
Bedroom 3


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
England & Wales
EU Directive 2002/91/EC