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10 Layamon Walk, Stourport-On-Severn, DY13 0AE

This terraced house comes to the market with the distinct advantage of No Upward Chain and offers easy access to local amenities, including a primary school, bus links and road networks, as well as nearby facilities in Areley Kings such as a Co-op village store, pharmacy and recreational park.

The property would make an ideal first-time buy or family home having been improved upon by the current owner with the accommodation briefly comprises a living room, kitchen diner, utility, office, and W/C to the ground floor, with three bedrooms and a bathroom to the first floor. Further benefits include gas central heating, a spacious driveway and a rear garden. Call today to book your viewing.

EPC Band D.
Council Tax Band B.

Offers Around £230,000

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Entrance Door

Opening to the hall.

Hall

With stairs to the first floor landing, radiator, and doors to the kitchen diner, living room, and rear porch, plus store cupboard

Living Room

14'1" into bay x 9'10" (4.30m into bay x 3.00m)



Having a double glazed bay window to the front, and radiator, please be advised the log burner has not be certified.

Kitchen Diner

15'8" x 11'9" max, 10'5" min (4.80m x 3.60m max, 3.20m min)



Fitted with wall and base units having a complementary worksurface over, single drainer sink unit with mixer tap, built in oven and hob with stainless steel splash back and hood over, integrated dishwasher, space for domestic appliance, tiled splash backs, inset spotlights, vertical radiator, double glazed window to the front, and sliding door to the utility. Please be advised the log burner has not be certified.

Kitchen Area



Dining Area



Utility



Fitted with a base unit having a complementary work surface over, one and a half bowl sink unit with mixer tap, tiled splash

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back, plumbing for washing machine, tiled flooring, radiator, and double glazed window and door to the rear.

Rear Porch

With a door to the w/c, and study, plus door with side panel opening to the rear garden.

Study

9'2" max x 8'6" min (2.80m max x 2.60m min)

A versatile room offering a variety of uses with two double glazed windows to the rear, and radiator.

W/C



With double glazed window, W/C, corner wash basin, and radiator.

First Floor Landing



Split level having a double glazed window to the rear, door to bedroom three, stairs continue to the upper landing with doors to bedrooms one and two, bathroom, plus airing/storage cupboard.

Bedroom Three

9'6" max, 8'6" min x 9'2" (2.90m max, 2.60m min x 2.80m)



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

Bedroom One

14'5" x 10'2" max, 9'6" min (4.40m x 3.10m max, 2.90m min)



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

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Bedroom Two

11'9" max x 9'6" (3.60m max x 2.90m)



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

Bathroom



Fitted with a white suite comprising a bath with shower and screen over, wash basin set to base unit, w/c, heated towel rail, and double glazed window to the rear.

Rear Outlook



Outside

Offering ample off road parking, and access to the rear garden.

Rear Garden



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.

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.

MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers

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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.

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.

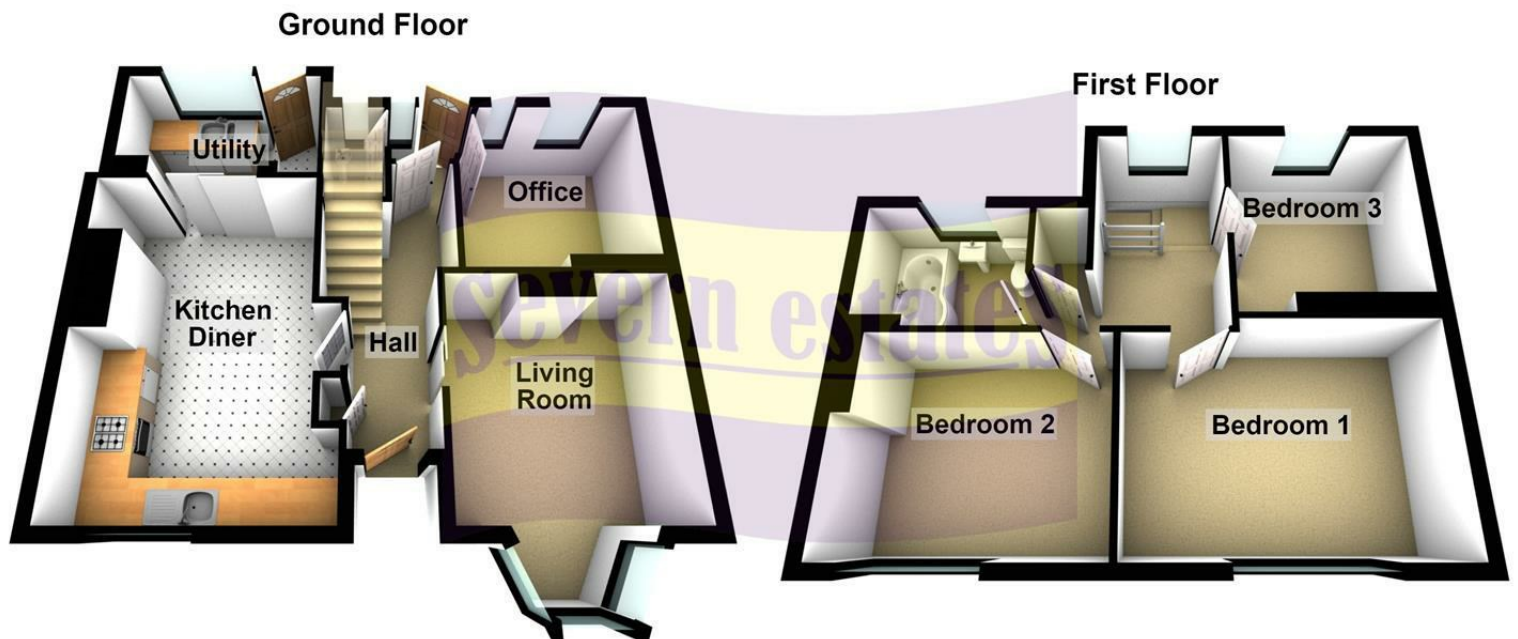
Disclaimer

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-270726-V1.0





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	