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35 Layamon Walk, Stourport-On-Severn, DY13 0AG

Set on a generous plot within a popular residential estate, this end-terraced house 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. Well cared for by the current owners, the property would make an ideal first-time buy or family home. Accommodation briefly comprises a lounge, kitchen diner and outbuildings to the ground floor, with three bedrooms and a bathroom to the first floor. Further benefits include gas central heating, a spacious driveway with double gates and a rear garden. Call today to book your viewing.

EPC Band TBC.
Council Tax Band B.

Offers Around £220,000

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Entrance Door
Opening to the hall.

Hall
Having stairs to the first floor with storage space beneath, double glazed window to the side, radiator, coving to the ceiling, and doors to the lounge, and kitchen diner.

Lounge
13'9" x 10'9" (4.20m x 3.30m)

Having a chimney breast with space for a log burner, double glazed window to the front, radiator, and coving to the ceiling.

Kitchen Diner
17'4" x 8'10" (5.30m x 2.70m)

Fitted with wall and base units having a complementary worksurface over, one and a half bowl sink unit with mixer tap, built in oven and hob with extractor fan over, integrated dishwasher, space for domestic appliance, plumbing for washing machine, radiator, door to the outbuildings, and two double glazed windows to the rear.

Kitchen Area

Dining Area

Outbuildings
A useful collection of outbuildings linked by a central lobby with doors opening to the rear garden, comprising a W/C with double glazed window, shed, and a store room with window.

First Floor Landing
With doors to all bedrooms, bathroom, coving to the ceiling, plus loft hatch with ladder.

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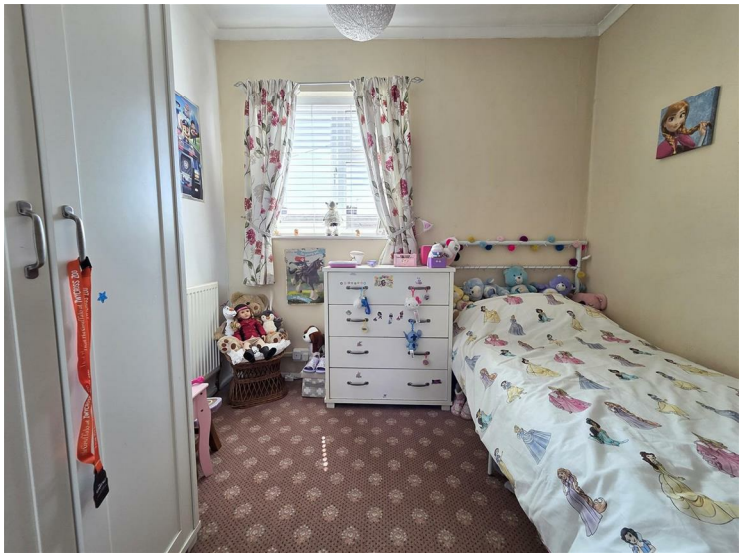
Bedroom One
12'5" max x 10'9" max (3.80m max x 3.30m max)

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

Bedroom Two
10'9" max, 8'6" min x 9'10" (3.30m max, 2.60m min x 3.00m)

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

Bedroom Three
8'6" x 6'10" (2.60m x 2.10m)



Having a double glazed window to the front, radiator, and a storage area over the bulk head.

Bathroom

Fitted with a suite comprising a bath with shower over, pedestal wash basin, w/c, part tiled walls, heated towel rail, and double glazed window to the rear.

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Outside

Sitting on a generous plot that offers ample off road parking, and double gates leading to the rear garden.

Rear Garden

Being laid mainly to lawn with a further garden area having the garage/workshop.

Garage / Workshop

Having double doors.

Rear Elevation

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Agents Note
Please note we have not sought legal clarification on the potential of rear access to the property and advise any interested parties to seek the advice of their solicitor/legal teams regarding this.

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 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.

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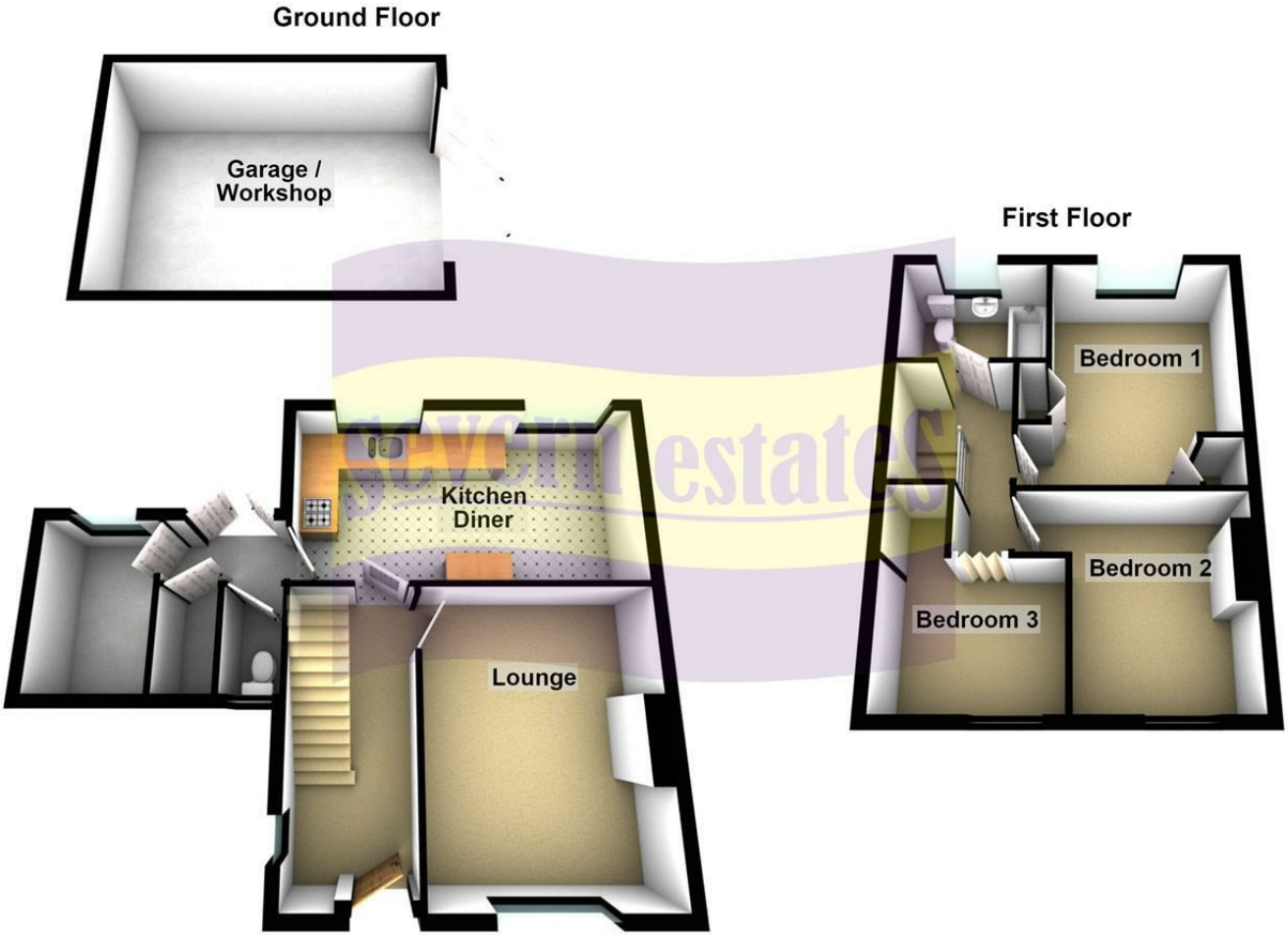
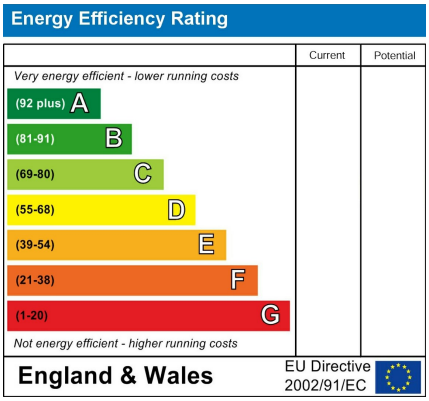

Ground Floor
Garage / Workshop
Kitchen Diner
Lounge
First Floor
Bedroom 1
Bedroom 2
Bedroom 3


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