



## 126 Hermitage Way, Stourport-On-Severn, DY13 0DQ

This terraced house comes to market with the distinct advantage of No Upward Chain and is situated upon this residential estate which offers easy access to the local amenities including primary school, bus links and road networks in addition to the amenities located close by in Areley Kings of a Village Store, pharmacy and recreational park. The property has been well cared for by the current owner and would make an ideal first time buy, briefly comprising a living room with a beautifully fitted log burner, and kitchen diner to the ground floor, three bedrooms and shower room to the first floor. Benefiting further from gas central heating, driveway, and rear garden with brick outbuilding. Call today to book your viewing to book your viewing.

EPC Band C.  
Council Tax Band B.

Offers Around £195,000

### Entrance Door

Opening to the porch.

### Porch

Having a radiator, door to the living room, and double glazed windows to the front and side.

### Living Room

18'0" x 11'5" (5.50m x 3.50m)



Having a double glazed window with fitted blind to the front, feature log burner inset to chimney breast, radiator, and door to the rear hall.



### Log Burner



### Rear Hall

Having stairs to the first floor landing with storage cupboards beneath, radiator, door to the rear garden, and archway to the kitchen.

### Kitchen

11'9" x 11'5" (3.60m x 3.50m)



Fitted with wall and base units having a complementary worksurface over, double drainer sink unit with mixer tap, space for domestic appliance, space for under counter appliance,

plumbing for washing machine, part tiled walls, breakfast bar with radiator, storage cupboard, and double glazed window with fitted blind to rear.



#### **Bedroom Two**

11'5" x 11'9" max, 9'10" (3.50m x 3.60m max, 3.00m)



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

#### **Bedroom Three**

8'2" x 7'10" (2.50m x 2.40m)



Having a double glazed window with fitted blind to the front, radiator, and coving to the ceiling.

#### **First Floor Landing**

Having a loft hatch with fold down loft ladder, and doors to all bedrooms, and shower room.

#### **Bedroom One**

11'9" inc. w/robe x 11'5" (3.60m inc. w/robe x 3.50m)



Having a double glazed window with fitted blind to the rear, radiator, coving to the ceiling, and fitted wardrobe with sliding doors.

### Shower Room



### Rear Garden



Fitted with a shower enclosure, wash basin set to base unit, w/c with concealed cistern, panelled walls, storage cupboard, heated towel rail, inset spot lights, and double glazed window to the rear.

With a patio area leading to the lawn, gated rear access, plus brick out building.

### Outside



### Rear Elevation



Having a driveway providing ample off road parking.

### 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**

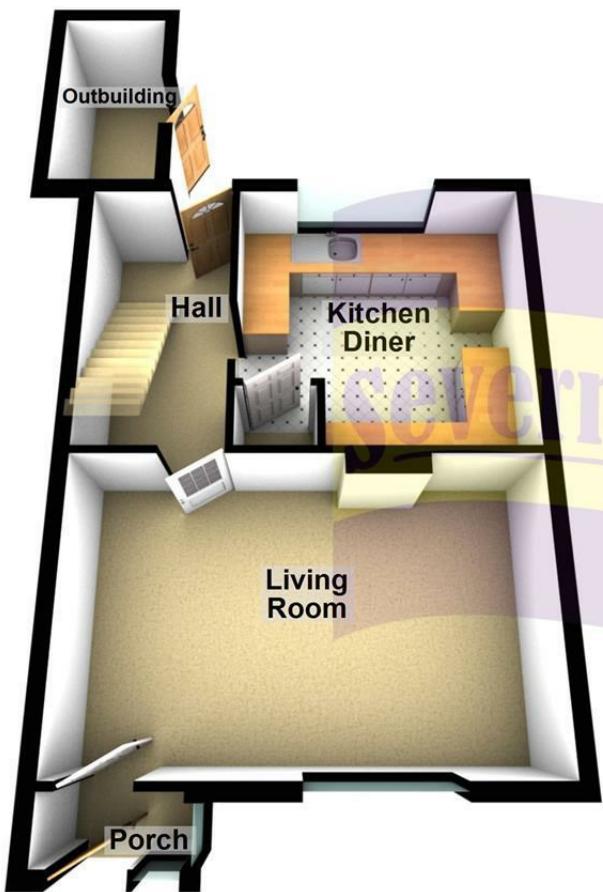
MISREPRESENTATION ACT - PROPERTY  
MISDESCRIPTIONS ACT

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.

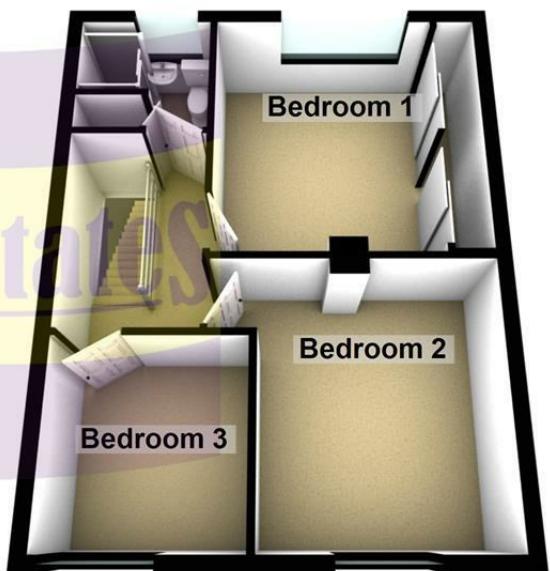
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## Ground Floor



## First Floor



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	