



## 50 Bewdley Road North, Stourport-On-Severn, DY13 8PS

A beautiful traditional detached house oozing kerb side appeal and being available with the distinct advantage of No Upward chain. Situated on this highly sought after residential location giving great access to the local Primary Schools and High School in addition to the main road networks leading to the town centre, Bewdley & Kidderminster. The property offers a bay fronted living room, kitchen diner, and conservatory to the ground floor, three bedrooms, and shower room to the first floor. Benefitting further from double glazing, rear garden, off road parking, and storage garage. Early inspection is essential to avoid missing out.

EPC band TBC.  
Council Tax Band D.

**Offers Around £299,950**

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### Entrance Door

Double glazed double entrance door opens to the porch and having double glazed side panels.

### Porch

Double doors open to the entrance hall.

### Hall

Having stairs to the first floor landing with storage cupboard beneath, radiator, and doors to the living room, and kitchen diner.

### Living Room

13'5" max into bay, 12'1" min x 10'9" (4.10m max into bay, 3.70m min x 3.30m)



With a double glazed bay window to the front, radiator, coving to the ceiling, feature gas fire with brick surround and side plinths.

### Kitchen Diner

17'0" max, 10'9" min x 12'9" max, 8'10" min (5.20m max, 3.30m min x 3.90m max, 2.70m min)



### Dining Area



Having a radiator, gas fire with surround, coving to the ceiling, double glazed sliding patio door to the conservatory, and open plan to the kitchen area.

### Kitchen Area



Fitted with wall and base units having a complementary worksurface over, one and a half bowl sink unit with mixer tap, fitted hob with stainless steel splash back, panelled splash backs, coving to the ceiling, wall mounted combination boiler in unit and double glazed window to the rear.

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**Bedroom One**  
13'1" x 10'9" (4.00m x 3.30m)



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

**Conservatory**  
11'9" x 8'2" (3.60m x 2.50m)



Having double glazed windows to the side and rear, plus double doors opening to the rear garden.

**Bedroom One Outlook**



**First Floor Landing**

Having a double glazed window to the side, loft hatch, and doors to all bedroom, and shower room.

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### Bedroom Two

14'1" max into bay, 11'9" min, 9'10" (4.30m max into bay, 3.60m min, 3.00m)



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

### Bedroom Three

7'10" x 6'10" (2.40m x 2.10m)



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

### Shower Room



Fitted with a walk-in shower enclosure panelled surround, wash basin set to base unit, w/c with concealed cistern, radiator, and double glazed window to the rear.

### Outside

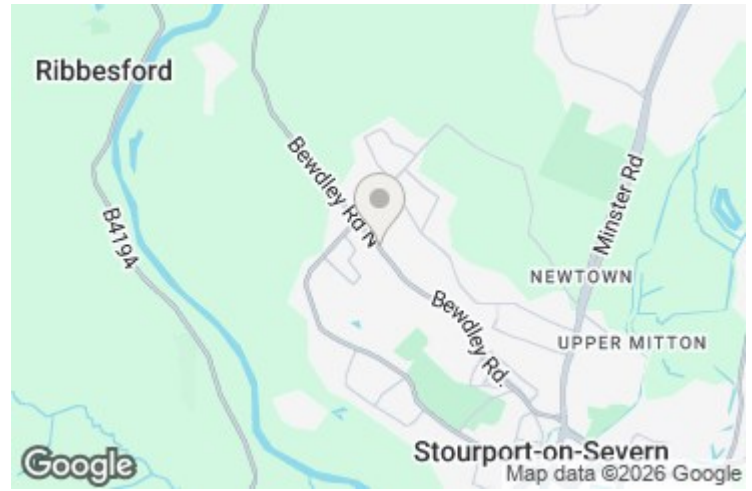
Having a driveway providing off road parking, access to the storage garage,

### Rear Garden



Being laid mainly to lawn with a patio area, and having a Summer House, and green house.

### Rear Elevation



### Council Tax

Wyre Forest DC - Band D.

### 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

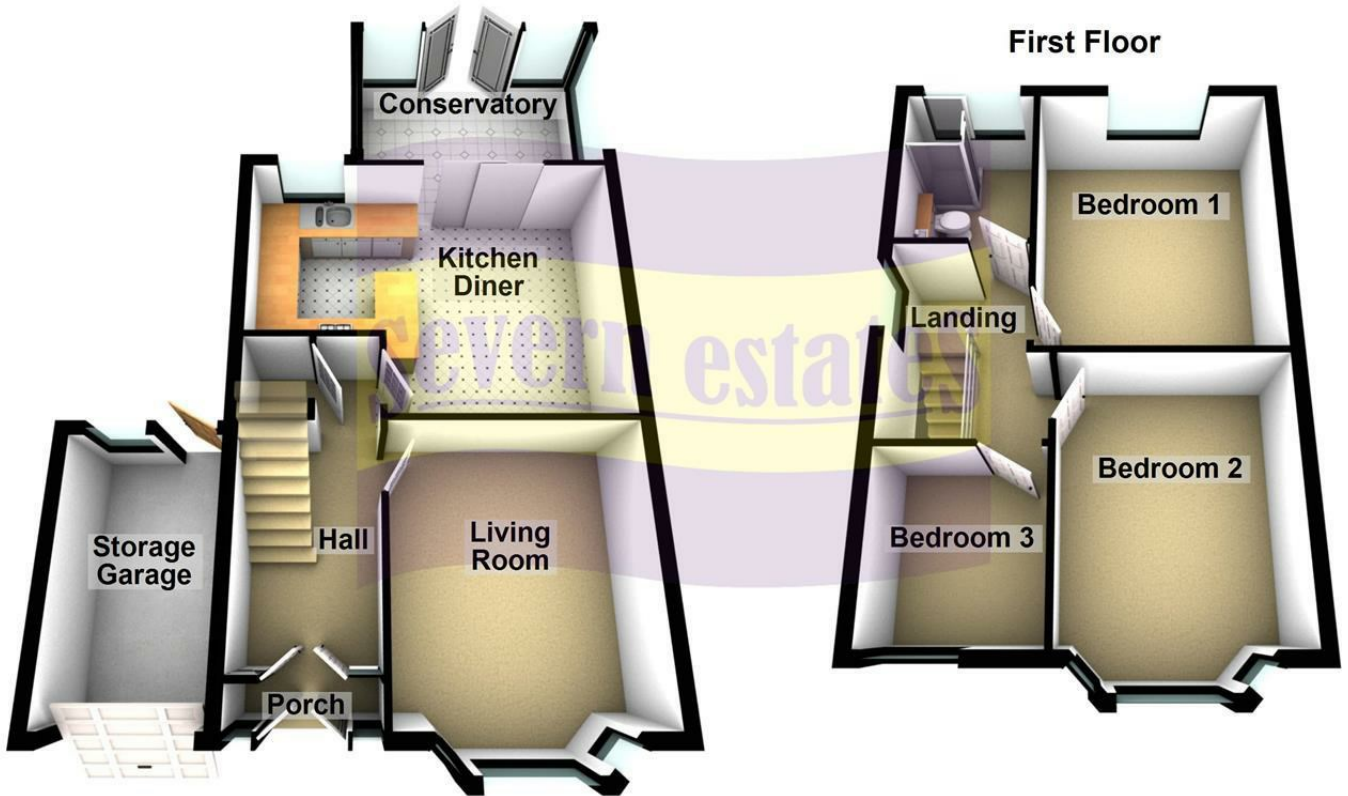
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-280226-V1.0

### Ground Floor

### First Floor



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