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65 Abberley Avenue, Stourport-On-Severn, DY13 0LY

Severn Estates are proud to bring to market this beautiful link-detached house which boasts a fantastic family kitchen diner extension to the rear which must be seen to be fully appreciated. Located within this popular area of Stourport on Severn which grants easy access to the main road networks leading to the Town Centre, Bewdley and Worcester, plus amenities located close by of a Primary School, Co-op 'Village' Store with post office, plus a pharmacy, pubs, recreational park and close to the countryside for walks and cycling.

The incredibly well cared for and much improved upon interior briefly comprises a living room, family kitchen diner, utility, and cloakroom to the ground floor, three bedrooms, and bathroom to the first floor. Benefiting further from double glazing, gas central heating, off road parking, and garage. Call today to book your viewing to avoid disappointment.

EPC band C
Council tax band C*.

Offers Around £310,000

65 Abberley Avenue, Stourport-On-Severn, , DY13 0LY

Entrance Door

Opening to the hall.

Hall

With stairs to the first floor landing, radiator, and door to the living room.

Living Room

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



With a double glazed bow window to the front, feature gas fire with surround, radiator, coving to the ceiling, and door to the family kitchen diner.



Family Kitchen Diner



A real heart of the home space with bi-fold doors leading to the garden.

Kitchen Area

15'1" x 10'5" (4.60m x 3.20m)



Centered around an island having a one and a half bowl sink unit, integrated dishwasher, and breakfast bar, the island is complemented by a range of wall and base units all topped with a fabulous granite worksurface over. Benefiting from a built in oven, and hob with hood over, granite splash backs, under worksurface lighting, space and plumbing for 'American' style fridge-freezer (current fridge-freezer may be available via separate negotiations), radiator, and open plan to the family dining area.

Family Dining Area

16'4" x 8'10" (5.00m x 2.70m)



With stunning bi-fold doors opening to the rear garden, two skylights to the rear, radiator, inset spotlights, and door to the utility.

Bi-fold Doors



Utility



Fitted with wall and base units with complementary worksurface over, space for under counter appliance, plumbing for washing machine, single drainer sink unit, tiled splash backs, skylight to the rear, double glazed window and door to the rear, and doors to the cloakroom, and garage.



Cloakroom



Having w/c, wash basin set to base unit, heated towel rail, and extractor fan.

First Floor Landing

With doors to all bedrooms, bathroom, plus loft hatch, storage cupboard with heated towel rail, and double glazed window to the side.

Bedroom One

12'1" x 8'6" - inc.w/robe (3.70m x 2.60m - inc.w/robe)



Having a double glazed window to the front, radiator, and fitted wardrobe with sliding mirrored doors.

Bedroom Two

10'2" x 8'6" (3.10m x 2.60m)



Having a double glazed window to the rear, radiator, and built-in wardrobe with sliding mirrored doors.

Bedroom Three

9'2" x 6'6" - inc. w/robe (2.80m x 2.00m - inc. w/robe)



Having a double glazed window to the front, radiator, and built-in wardrobe.

Bathroom



Fitted with a suite comprising a bath with shower and screen over, wash basin set to base unit, w/c, part tiled walls, radiator, inset spotlights, and double glazed window to the rear.

Outside

Having a decorative garden area, and driveway providing off road parking and access to the garage.

Garage

With a motorised roller door, and door to the utility.

Rear Garden



An established rear garden benefiting from a high degree of privacy, having a patio to the rear of the property leading to the lawn with stocked borders.

Rear Elevation



Council Tax

Wyre Forest DC - Band C*.
* Improvement indicator, Yes.

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.

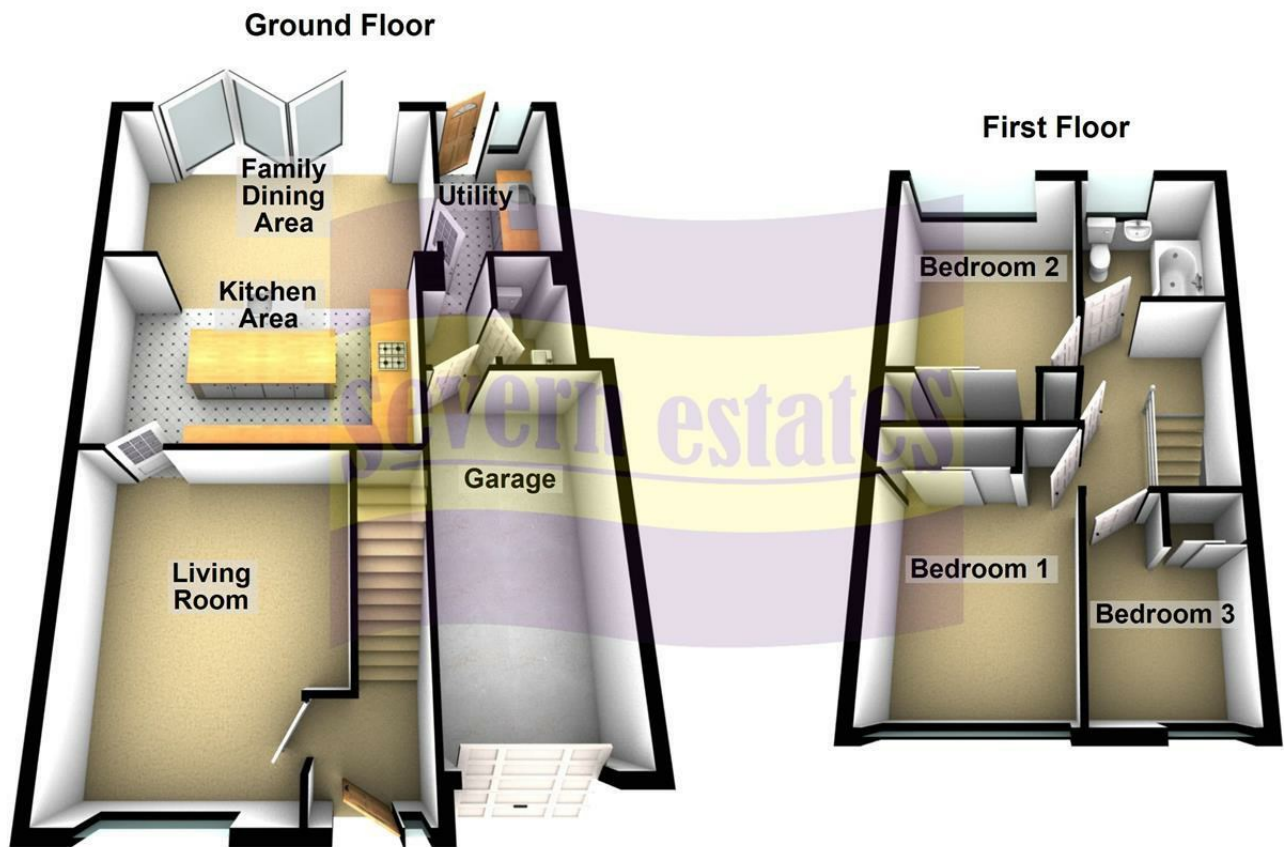
Disclaimer

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-220925.V1.0





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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 	