



## 5 The Osiers, Stourport-On-Severn, DY13 9GB

We are delighted to offer For Sale this modern two bedroom end-terraced house that is situated in this desirable location having an attractively designed frontage. Situated in a private road in an elevated position on the banks of the River Stour. Adjacent to and minutes walk from the property is Mitton Marsh Nature Reserve; a mixture of floodplain meadow and wetland, incorporating a riverside walk along the wildlife corridor of the River Stour. This popular location is situated on the Hartlebury side of Stourport on Severn which offers easy access to the Town Centre, main road networks, Wilden Primary School and Hartlebury Common. The property is an ideal first time purchase or buy to let property which briefly comprises a living room, kitchen diner and cloakroom to the ground floor, two bedrooms and bathroom to the first floor. Benefitting further from double glazing, gas central heating, its own parking space to the rear. and rear garden. Contact us today to book your viewing. Available with No Upward Chain.

EPC Band Tbc  
Council Tax Band B.

**Offers Around £215,000**

## 5 The Osiers, Stourport-On-Severn, , DY13 9GB

### Entrance Door

Opens into the lounge.

### Lounge

15'1" max x 11'5" (4.6m max x 3.5m)



Having a double glazed window to the front, gas fire with surround, staircase to the first floor landing, radiator, understairs area and door to the inner lobby.

### Inner Lobby

Having doors to storage cupboard, cloakroom and walkthrough to the kitchen.

### Cloakroom



Having a wall mounted wash hand basin, W/C, radiator and Karndean flooring.

### Kitchen

11'9" x 8'6" (3.6m x 2.6m)



Fitted with wall and cabinets with complimentary work surface over, one and a half bowl sink unit with mixer tap, built in oven and gas hob, fully integrated kitchen with fridge freezer, dishwasher and plumbed in Bosch washing machine, Karndean flooring, wall mounted boiler, double glazed window and door to the rear.



### First Floor Landing

Having access to the loft space, doors to the bedrooms and the bathroom.

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### Bedroom One

11'9" x 11'5" max 9'2" min (3.6m x 3.5m max 2.8m min)



Having two double glazed windows to the front, built in wardrobe, radiator and storage cupboard.

### Bedroom Two

11'9" x 8'6" (3.6m x 2.6m)



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

### Bedroom Outlook



### Bathroom

6'10" x 3'3" 22'11" (2.1m x 1 7m)



Having a white suite comprising a panel bath with shower and screen over, pedestal wash hand basin, W/C, radiator, double glazed window to the side and Karndean flooring.

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### Outside



### Allocated Parking

Allocated parking space.

### Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

### Council Tax Band

Wyre Forest District Council 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.

### 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.

### 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.

### Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

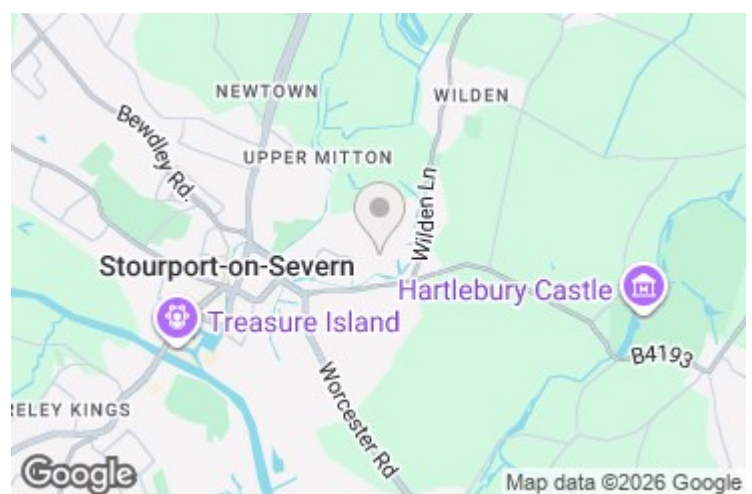
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

### Rear Garden

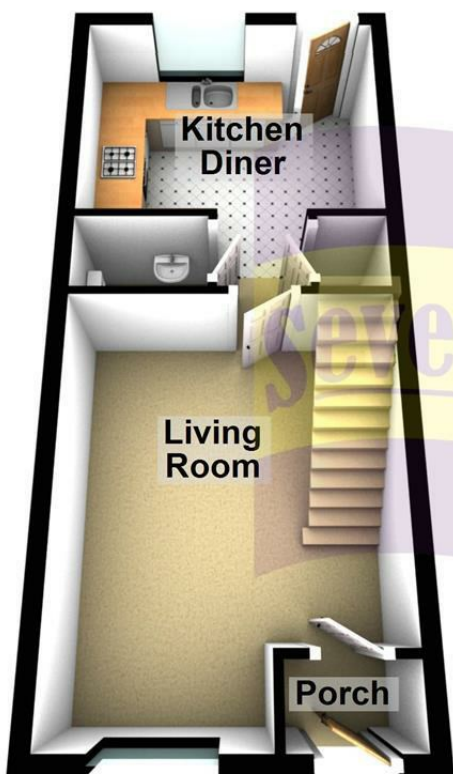


Having a paved patio leading to the lawn area, space for shed and a side access gate.

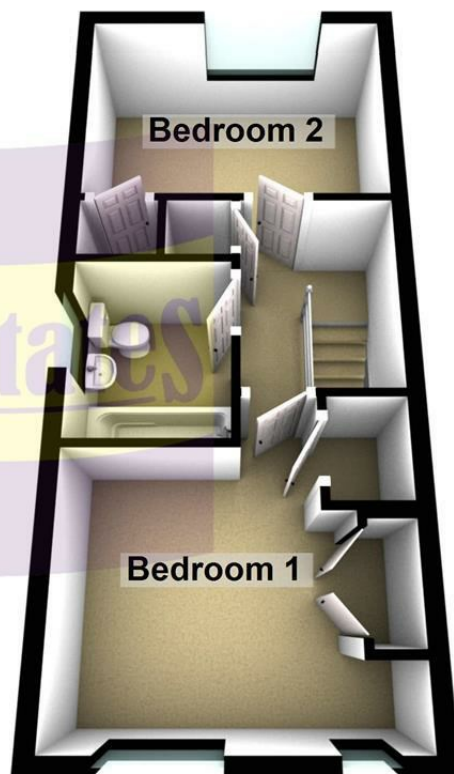
### RP-22.12.2025-V1



**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	