



9 Court Drive, Stourport-On-Severn, DY13 8EZ

Severn Estates are pleased to bring to market this semi-detached house situated within this highly sought after cul-de-sac located to the fringe of Stourport's Town centre and enjoys a quiet yet convenient position offering incredibly easy access to the local shops, bus links and Riverside area with picturesque walks and parks, along with main road networks, and the Memorial Park. The property is ideal for those looking to downsize or as a first-time-buy with the interior briefly comprises a living room, and kitchen to the ground floor, two bedrooms, and shower room to the first floor. Benefiting further from gas central heating, double glazing, and off road parking. Early inspection is essential to avoid missing out on this delightful property, available with No Upward Chain.

**EPC Band TBC.
Council Tax Band B.**

Offers Around £200,000

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Entrance Door

Opening to the hall.

Hall

Having a radiator, storage cupboard, and doors to the living room and kitchen.

Kitchen

9'10" x 8'6" max, 6'10" min (3.00m x 2.60m max, 2.10m min)



Fitted with wall and base units with work surface over, single drainer sink unit with mixer tap, built in oven and hob (currently faulty and not working) with hood over, plumbing for washing machine, space for domestic appliance, tiled splash backs, radiator, and double glazed window to the front.



Living Room

14'9" x 11'9" inc. stairs (4.50m x 3.60m inc. stairs)



With stairs to the first floor landing, feature fire place with the current gas fire disconnected, radiator, coving to the ceiling, and double glazed sliding patio door to the rear garden.



First Floor Landing

With doors to both bedrooms, shower room, and loft hatch.

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Bedroom One

12'1" x 9'10" (3.70m x 3.00m)



Having two double glazed windows to the front, and radiator.

Bedroom Two

10'2" max, 8'2" min x 8'10" (3.10m max, 2.50m min x 2.70m)



Having a double glazed window to the rear, built in wardrobe, airing cupboard, and radiator.

Shower Room



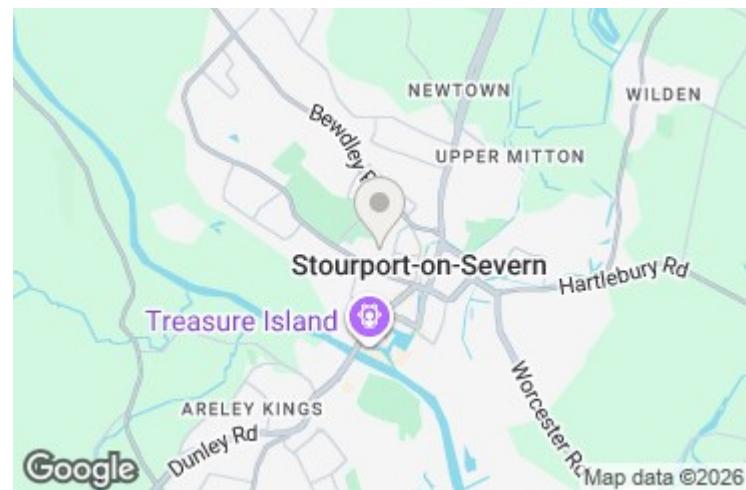
Fitted with a shower enclosure with tiled surround, pedestal wash basin, w/c, radiator, and double glazed window to the side.

Outside



Having a decorative gravelled frontage providing off road parking, and gated side access.

Rear Garden



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.

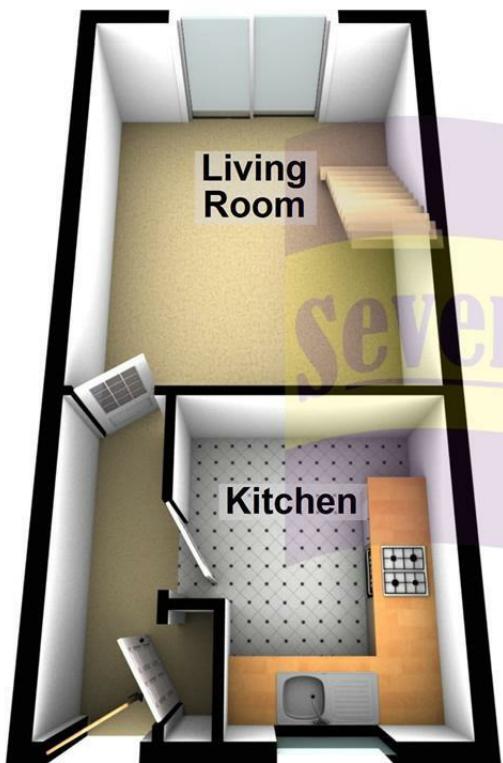
Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

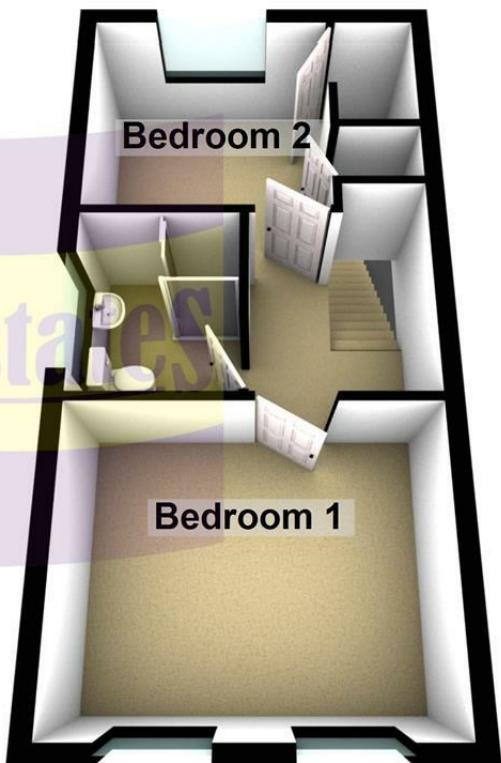
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RF-060226-V1.0

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	