



### 10 Cheshire Avenue, Stourport-On-Severn, DY13 0EA

This semi-detached house is available with the distinct advantage of No Upward Chain, and being situated upon this popular residential location which grants easy access to the local amenities close by of a primary school, Coop 'Village' store, pharmacy, and road networks leading the Town Centre, Bewdley and Worcester. The internal accommodation briefly comprises a living room, kitchen, utility, and stunning conservatory to the ground floor, three bedrooms and bathroom to the first floor. Benefitting further from gas central heating, off road parking, and rear garden. Call today to book your viewing.

EPC Band TBC.  
Council tax band B.

**Offers Around £235,000**

# 10 Cheshire Avenue, Stourport-On-Severn, , DY13 0EA

## Entrance Door

Opening to the porch.

## Porch

Doors opening to the hall, and utility.

## Hall

With doors to the living room, kitchen, utility, double glazed window to the rear, stairs to the first floor landing, and radiator.

## Living Room

18'0" max, 11'9" min x 11'5" max, 7'10" min (5.50m max, 3.60m min x 3.50m max, 2.40m min)



With two double glazed windows to the front, two radiators, feature multi-fuel burner inset to chimney breast.



## Kitchen

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



Fitted with wall and base units having a complementary worksurface over, single drainer sink unit with mixer tap, space for 'Range' style oven (current oven may be available via separate negotiations), and hood over, integrated dishwasher, space for domestic appliance, tiled splash backs, tiled flooring, inset spotlights, storage cupboard housing the boiler, and double doors opening to the conservatory.



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### Conservatory

12'5" x 8'6" (3.80m x 2.60m)



Being part brick with double glazed windows to the side, stunning glazed roof, and beautiful bi-fold doors opening to the rear garden. Plus the great benefit of a Worcester air to air heat pump providing heating and cooling air conditioning, plus electric radiator.



### Utility



With a double glazed window and door to the rear, door leading back to the porch, tiled flooring, electric radiator, and plumbing for washing machine.

### First Floor Landing

Having double glazed window to the side, loft hatch, and doors to all bedrooms and bathroom.

### Bedroom One

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



With a double glazed window to the rear, and radiator.

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### Bedroom Two

11'5" x 11'5" max, 9'6" min (3.50m x 3.50m max, 2.90m min)



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

### Bedroom Three

8'2" x 8'2" (2.50m x 2.50m)



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

### Bathroom



Fitted with a suite briefly comprising a bath with shower and screen over, pedestal wash basin, w/c, heated towel rail, tiled walls and flooring, inset spot lights, and double glazed window to the rear.

### Outside

Having a decorative gravelled driveway providing off road parking.

### Rear Garden



Having a patio area leading to the lawn.

### Rear Elevation



### 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.

### 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.

### 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.

### 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.

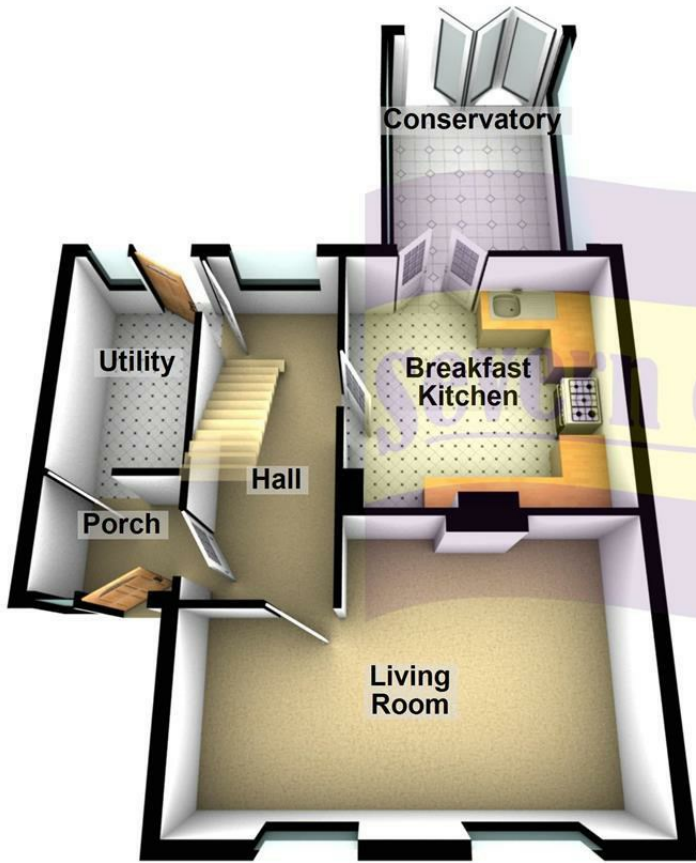
### Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

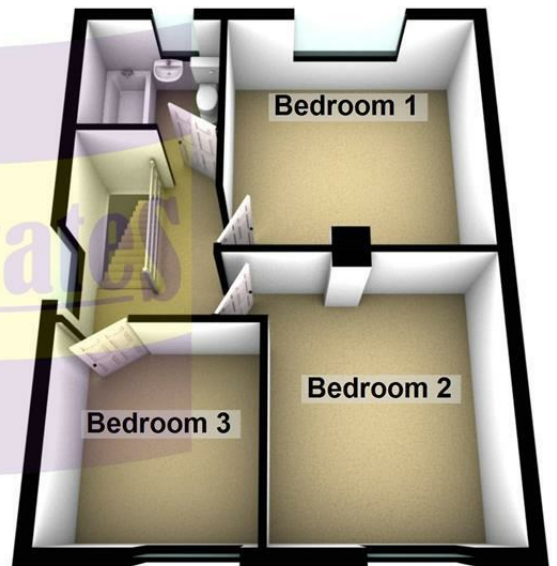
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RF-180925-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	