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169b Abberley Avenue, Stourport-On-Severn, DY13 0LT

Severn Estates are delighted to bring to market this attractive modern mid-terraced house, built circa 2017. Tucked away in a popular residential area of Stourport-on-Severn, the property enjoys convenient access to the main road networks, providing easy connections to Stourport town centre, Bewdley and Worcester. A range of local amenities are also close by, including a primary school, Co-op 'Village' Store with post office, pharmacy, public houses and recreational park. The surrounding countryside is also within easy reach, offering excellent opportunities for walking and cycling.

The property has been well maintained by the current owners and benefits from attractive Amtico LVT flooring throughout the ground floor. The accommodation briefly comprises an entrance hall, spacious living room, kitchen/diner and downstairs cloakroom. To the first floor are three bedrooms, an en-suite shower room and a family bathroom. Further benefits include gas central heating, double glazing, a rear garden, driveway and additional parking space.
This is an excellent opportunity for a first-time buyer looking to secure a foothold on the property ladder, and an early viewing is highly recommended to fully appreciate what this home has to offer.

EPC Rating: B
Council Tax Band: C

Offers Around £240,000

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Entrance Door
Opening to the hall.

Hall
Having a radiator, door to the living room, and stairs to the first floor landing.

Living Room
15'1" max, 14'9" min x 11'5" max (4.60m max, 4.50m min x 3.50m max)



With a double glazed window to the front, radiator, coving to the ceiling, door to the rear hall, and Amtico LVT flooring.



Rear Hall
Fitted with Amtico LVT flooring, and doors to the cloakroom, and kitchen diner.

Cloakroom



Fitted with a w/c, pedestal wash basin with tiled splash back, radiator, and Amtico LVT flooring.

Kitchen Diner
15'1" x 11'1" (4.60m x 3.40m)



Fitted with wall and base units having a complementary worksurface over, one and a half bowl sink unit with mixer tap, built in oven and hob with stainless steel splashback and extractor fan over, space for domestic appliance, plumbing for washing machine, Amtico LVT flooring, storage cupboard, radiator, double glazed window to the rear, and double glazed French doors opening to the rear garden.

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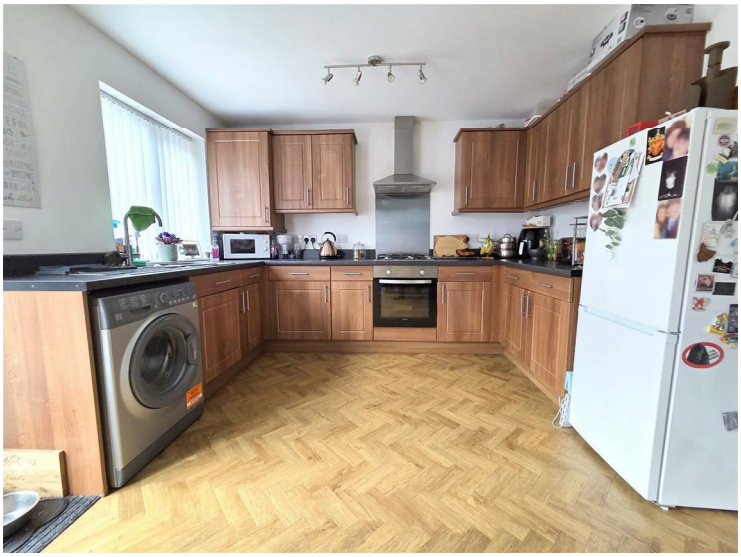
Kitchen Area



Dining Area



First Floor Landing

With doors to all bedrooms, and bathroom, plus loft hatch.

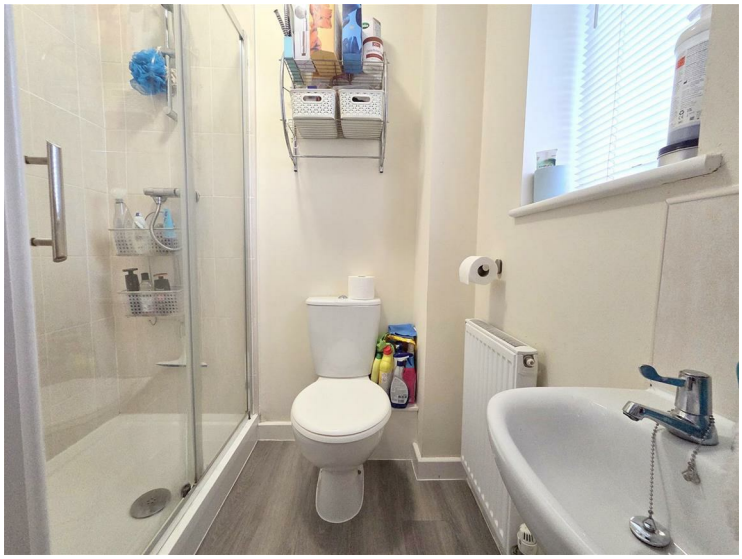
Bedroom One

13'5" max, 10'2" min x 11'5" max (4.10m max, 3.10m min x 3.50m max)



Having a double glazed window to the front, radiator, and door to the ensuite shower room.

Ensuite Shower Room



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

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Bedroom Two
11'5" x 8'10" (3.50m x 2.70m)



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

Bedroom Three
11'5" x 5'10" (3.50m x 1.80m)



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

Bathroom



Fitted with a bath with shower and screen over, pedestal wash basin, w/c, radiator, and extractor fan.

Outside
Having a driveway to the front, and a further allocated parking space.

Rear Garden



Agents Note
The property is also available as a 50% shared ownership basis, with the other 50% being owner by Community Housing Group.

Council Tax
Wyre Forest DC - Band C.

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 currently leasehold, however the property will be transferred to Freehold as part of the 100%

sale. However all interested parties should obtain verification through their solicitor.

As of November 2026 we have been informed of the following; service charge is approximately £131.68 per year, 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.

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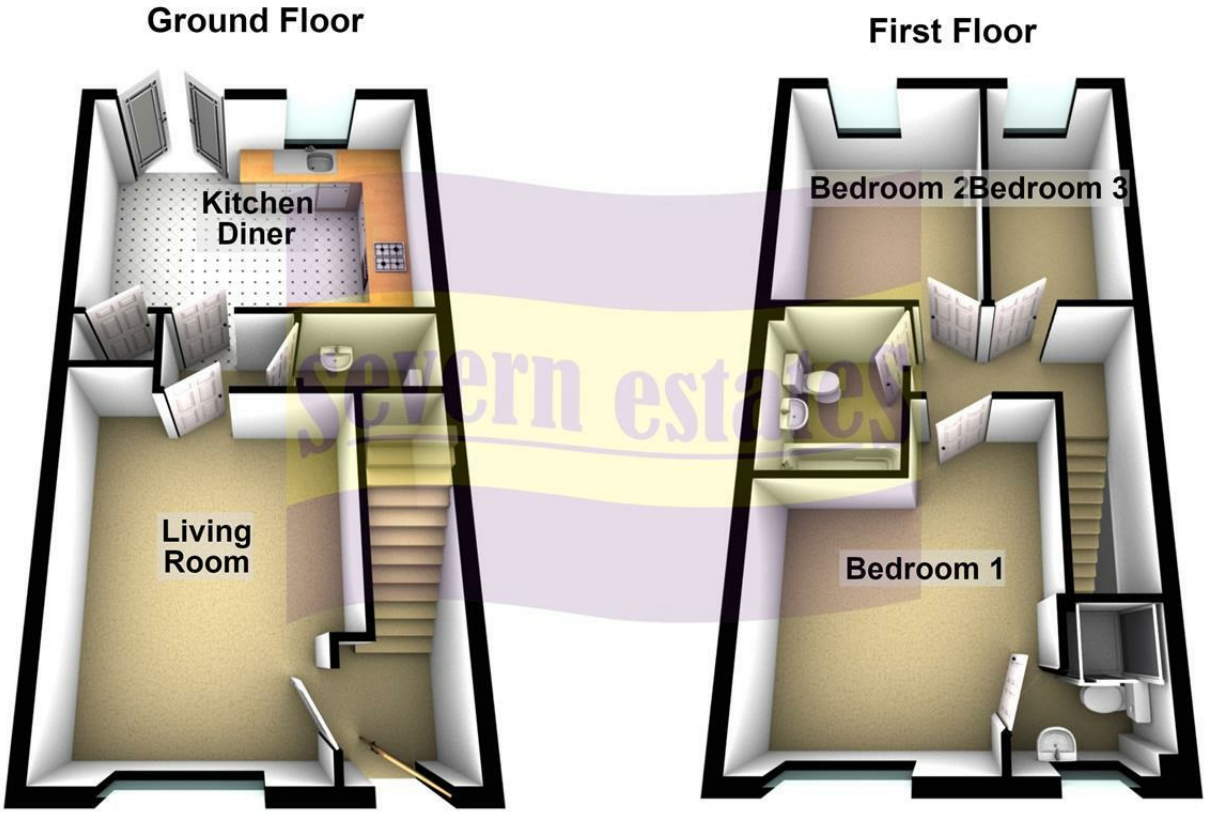
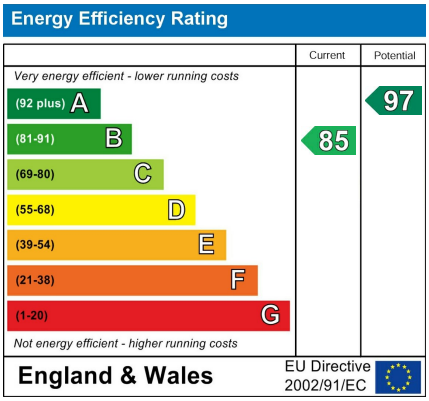

Ground Floor
First Floor
Kitchen Diner
Living Room
Bedroom 2
Bedroom 3
Bedroom 1


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
85
97
England & Wales
EU Directive 2002/91/EC