



### 20 Yarranton Close, Stourport-On-Severn, DY13 0ED

This end terraced house is available with the distinct advantage of No Upward Chain, and being situated upon this 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 has been greatly improved up on by the current owner and briefly comprises a living room, kitchen diner, to the ground floor, three bedrooms and a beautiful bathroom to the first floor. Benefitting further from part gas central heating, and rear garden. Call today to book your viewing.

EPC Band D.  
 Council tax band A.

**Offers Around £179,995**

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### Entrance Door

Opening to the living room.

### Living Room

18'0" x 11'5" (5.50m x 3.50m)



Having a double glazed window to the front, feature electric fire, and door to the hall.

### Living Room



### Hall

With stairs to the first floor landing with storage space beneath, door to the rear garden, and doorway to the kitchen diner.

### Kitchen Diner

11'5" x 11'1" (3.50m x 3.40m)



Fitted with base units with complementary worksurface over, single drainer sink unit with mixer tap, space for domestic appliance, plumbing for washing machine, open store cupboard, and double glazed window to the rear.

### Kitchen Diner



### First Floor Landing

With doors to all bedrooms, and bathroom.

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### Bedroom One

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



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

### Bedroom Three

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



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

### Bedroom Two

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



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

### Bathroom



Fitted with a freestanding bath and taps, walk-in shower enclosure, wash basin, w/c, heated towel, rail and double glazed window to the rear.

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### Outside

Having a grassed frontage.

### Rear Garden

Set to stoned gravel.

### Council Tax

Wyre Forest DC - Band A.

### 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

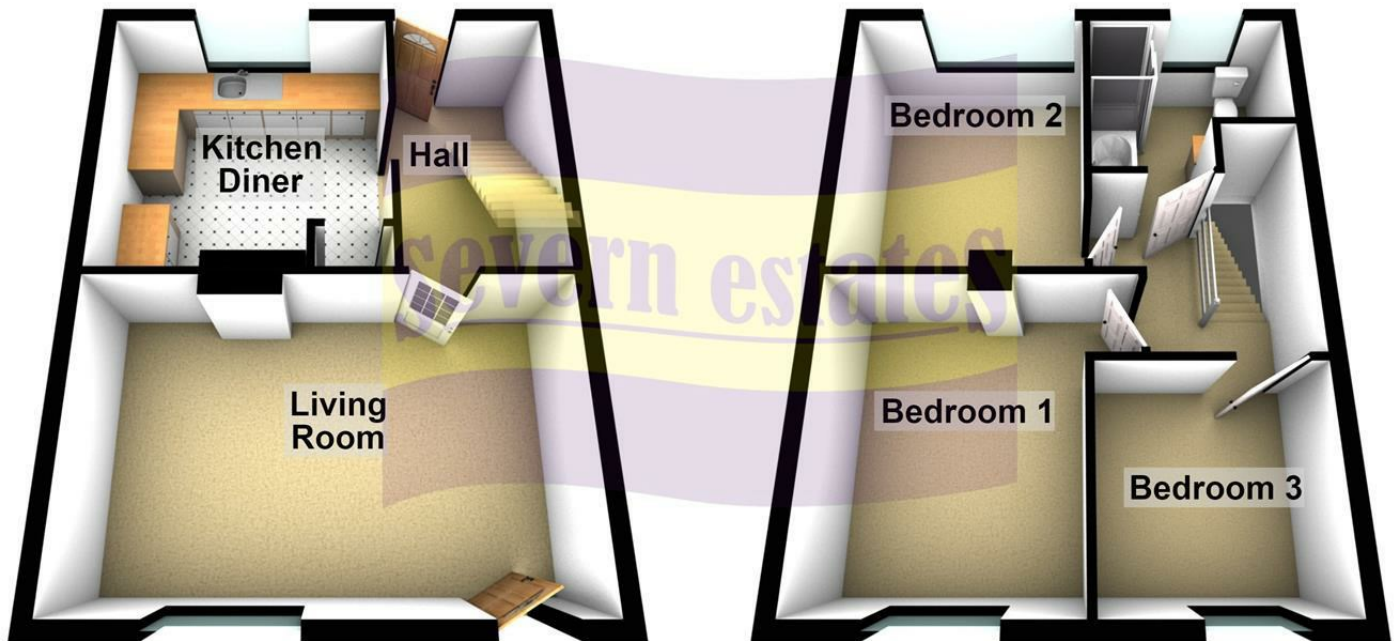
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-310726-V1.0

Ground Floor

First Floor



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 80        |
| (55-68) <b>D</b>                            | 64                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |