



### 3 Chesshire Close, Stourport On Severn, Worcestershire, DY13 0EB

We are delighted to offer For Sale this mid terraced house which situated within 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 lounge / diner and kitchen to the ground floor, three bedrooms and bathroom to the first floor. The property benefits further from a gas central heating system, double glazing, off road parking, garage in bloc to the rear and rear garden. Call today to book your viewing.

EPC Band C.  
Council tax band B.

**Offers Around £210,000**

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#### Entrance Door

Being double glazed and opens into porch.

#### Porch

6'10" x 5'6" (2.1m x 1.7m)

Having wooden flooring, double glazed window to the front, radiator, wall mounted gas central heating boiler and walkthrough to the reception hall.

#### Reception Hall

8'10" x 5'10" (2.7m x 1.8m)

Having a staircase to the first floor landing, wood effect laminate flooring, radiator, door to lounge and kitchen.

#### Lounge / Diner

17'0" x 14'1" (5.2m x 4.30m)



Having a double glazed sliding patio door with side panels, wood effect laminate flooring, sire surround (fire capped off), radiator, dado rail and coving to the ceiling.

#### Kitchen

10'5" x 8'10" (3.2m x 2.7m)



Having wall and base cabinets with complimentary work surface over, single drainer sink unit with mixer tap, built in oven and gas hob, plumbing for washing machine, space for domestic appliance and radiator.

#### First Floor Landing

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

#### Bedroom One

12'9" x 10'2" (3.9m x 3.1m)



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

#### Bedroom Two

9'10" x 10'2" (3.0m x 3.1m)



Having a double glazed window to the front and radiator.

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### Bedroom Three

8'2" 6'6" (2.5m 2.0m)



Having a double glazed window to the rear and radiator.

### Bathroom

6'6" x 5'6" (2.0m x 1.7m)



Fitted with a white suite comprising of a shower bath with screen over, thermostatic bar shower, wash hand basin & W/c fitted to a unit, heated towel rail, double glazed window to the front, tiled walls, tiled flooring and inset lighting.

### Outside

### Rear Garden



### Rear Elevation



### Garage

Situated in a block to the rear of the property.

### Council Tax Band

### Tenure - Not Verified

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

### 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

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specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

#### **MONEY LAUNDERING REGULATIONS**

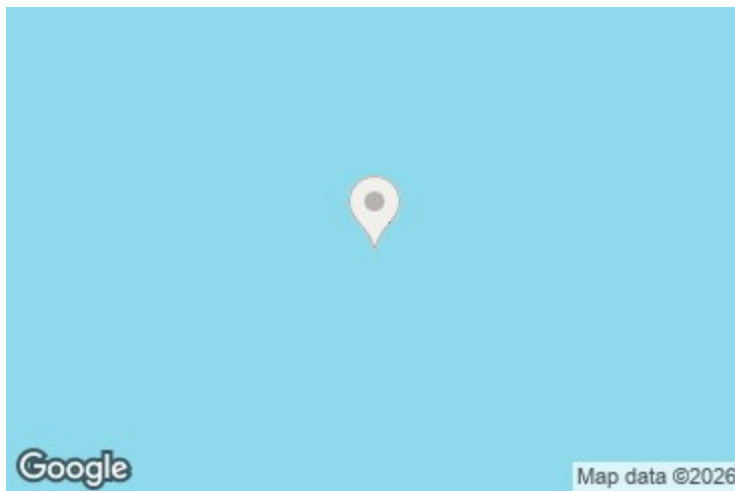
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

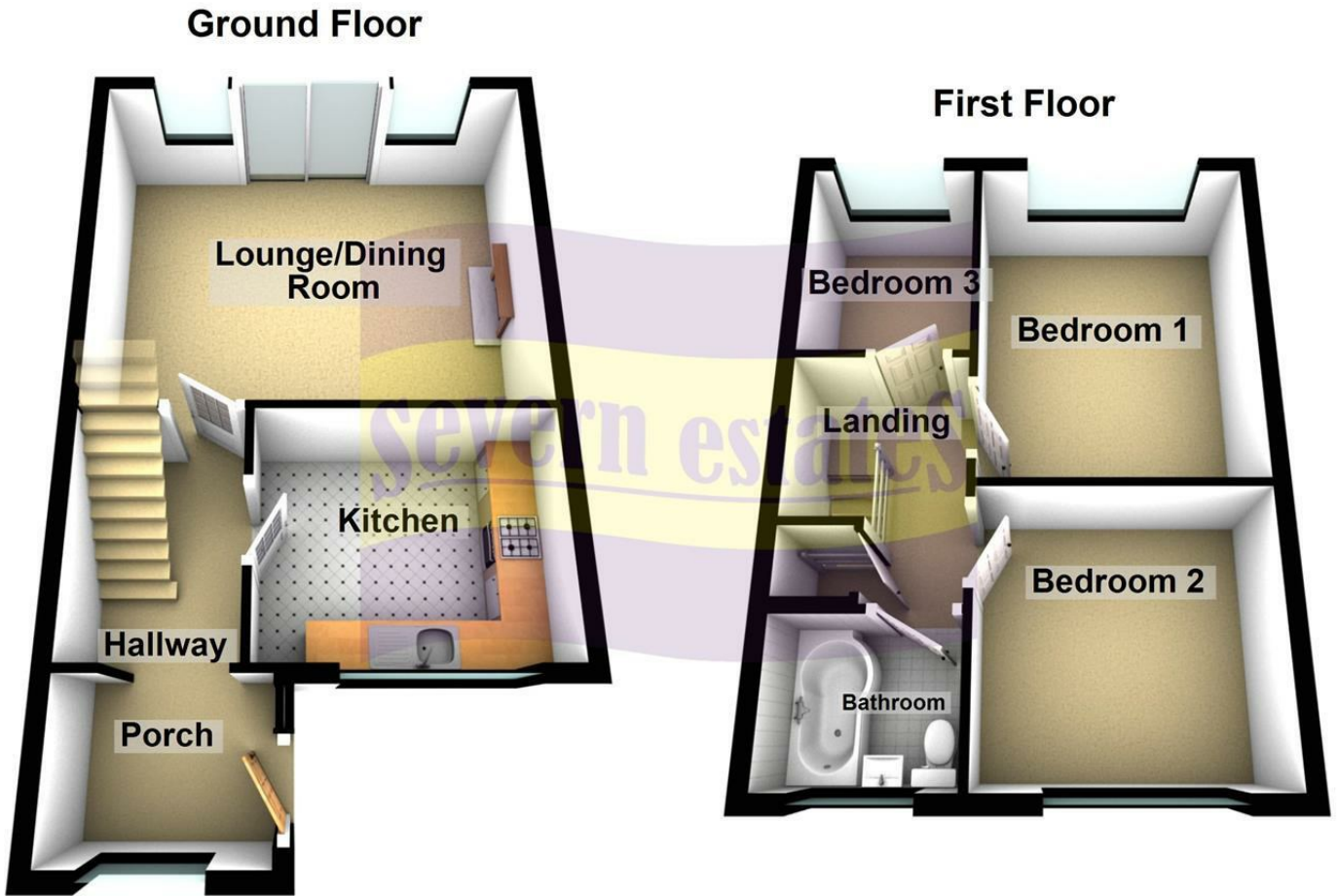
#### **Disclaimer**

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.

**RP-15/04/2026-V1**





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</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 