



**Lickhill Road North, STOURPORT-ON-SEVERN DY13 8RP**



**welcome to**

**Lickhill Road North, STOURPORT-ON-SEVERN**

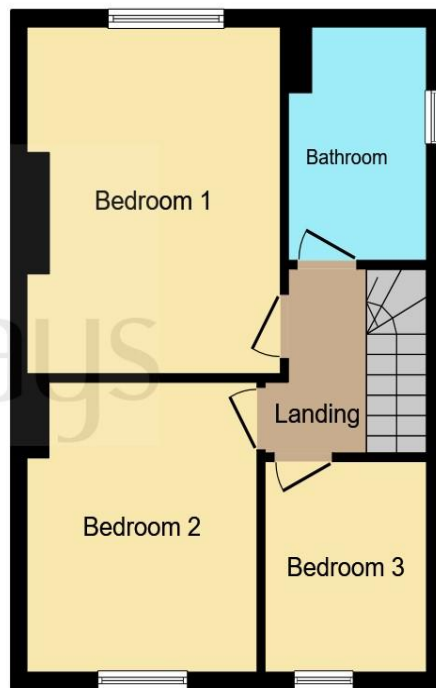
\*\*\* EXTENDED SEMI-DETACHED FAMILY HOME \*\*\* LARGE SIDE & REAR GARDEN \*\*\* STUNNING OPEN PLAN LIVING/KITCHEN/DINING ROOM \*\*\*  
GAS RADIATOR HEATING & DOUBLE GLAZING \*\*\* NO UPWARD CHAIN \*\*\*

INTERNAL VIEWING ADVISED! \*\*\*





**Ground Floor**



**First Floor**

### Entrance Hall

### Study

14' 2" x 6' 5" ( 4.32m x 1.96m )

### Lounge

13' 3" max x 11' 6" ( 4.04m max x 3.51m )

### Dining Area

11' 8" x 11' 1" ( 3.56m x 3.38m )

### Kitchen/Living Room

16' 6" x 12' 6" ( 5.03m x 3.81m )

### Utility Room

6' 3" x 5' 9" ( 1.91m x 1.75m )

### Landing

### Bedroom One

14' x 11' 3" ( 4.27m x 3.43m )

### Bedroom Two

11' 5" x 9' 8" ( 3.48m x 2.95m )

### Bedroom Three

8' 4" x 7' 2" ( 2.54m x 2.18m )

### Bathroom

### Front Garden

### Rear Garden

### Agent Note

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Tenure: Freehold EPC Rating: D  
Council Tax Band: C

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



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Property Ref:  
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