



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! ***





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

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Tenure: Freehold EPC Rating: D

Council Tax Band: C



view this property online shipways.co.uk/Property/KMS111990

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
KMS111990 - 0008

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.



Please note the marker reflects the postcode not the actual property



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