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9 Hermitage Way, Stourport-On-Severn, Worcestershire, DY13 0DA

This well presented semi detached house is situated upon this popular and established residential estate and has been fully modernised and improved upon by the current owners. The location offers easy access to the local amenities including primary school, bus links and road networks in addition to the amenities located close by in Areley Kings of a Village Store, pharmacy and recreational park. The internal accommodation briefly comprises a living room, refitted open plan kitchen diner, utility and W/C to the ground floor, three double bedrooms and refitted shower room to the first floor. The property benefits further from a generous rear garden, gas central heating system, double glazing and off road parking. Early inspection is essential to avoid missing out!

Council Tax Band B
EPC Band D.

Offers Around £245,000

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Open Porch
Having double glazed door opening into the reception hall.

Reception Hall
Staircase rises to the first floor, radiator, doors to the lounge, kitchen / diner and rear lobby.

Lounge
10'2" min x 10'2" (3.1m min x 3.1m)

Double glazed window to the front, radiator and laminate wood effect flooring.

Refitted Kitchen / Diner

Kitchen Area
8'6" x 9'6" min (2.6m x 2.9m min)

Refitted with wall and base cabinets having white gloss doors and complimentary work surface over, single drainer sink unit with mixer tap, built in oven and induction hob with hood over, space for domestic appliance, centre island, laminate flooring, part tiled walls, wall mounted central heating boiler and double glazed French doors to the rear.

Dining Area
10'5" x 10'2" (3.2m x 3.1)

Double glazed bay window to the front, radiator, larder unit and laminate wood effect flooring.

Rear Lobby
Half glazed door opens into the rear porch with further doors to the utility room and cloakroom.

Utility
9'2" x 8'6" (2.8m x 2.6m)

Fitted with wall and base cabinets with white doors and complimentary work surface over, single drainer sink unit with mixer tap, plumbing for washing machine and dishwasher, built in fridge freezer, part tiled walls and two double glazed windows to the rear.

Cloakroom
Fitted with a white suite comprising of a wash hand basin built into vanity unit, W/C and window to the side.

Rear Porch
6'6" x 4'7" (2.0m x 1.4m)
Being double glazed to rear and side with a double glazed door opening into the rear garden.

Halfway Landing
Double glazed window to the rear, stairs to the first floor landing and door to bedroom three.

Bedroom Three
9'6" x 9'2" (2.9m x 2.8m)

Double glazed window to the rear and radiator.

First Floor Landing
Access to the loft space with doors to bedrooms one, two and the refitted shower room.

Bedroom one
14'5" x 10'2" max 9'2" min (4.4m x 3.1m max 2.8m min)

Double glazed window to the front, radiator and fitted wardrobes.

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Bedroom Two
11'9" x 9'6" (3.6m x 2.9m)

Double glazed window to the front, radiator and fitted wardrobes.

Refitted Shower Room
7'6" x 6'2" plus 3'3" x 2'11" (2.3m x 1.9m plus 1.0m x 0.9m)

Walk in shower cubicle with thermostatic shower, his and hers wash hand basin set on a unit, W/C, chrome heated towel rail, part tiled walls and flooring and double glazed window to the rear.

Refitted Shower Room

Outside
Driveway to the front with double gates providing off road vehicular parking with a shaped lawn with hedges and a side gated access to the rear garden

Rear Garden

Rear Elevation

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.

Council Tax
Wyre Forest District Council Band

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.

Agents Note
Vendor requested use of previously taken photographs (not taken by ourselves).

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.

RP-14/11/25-V1

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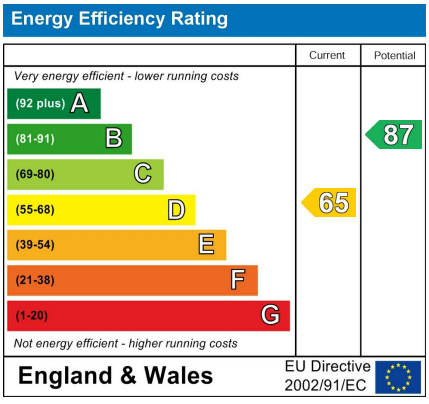
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
65
87
England & Wales
EU Directive 2002/91/EC