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135 Abberley Avenue, Stourport-On-Severn, DY13 0LU

This beautifully presented semi-detached house offers spacious accommodation and must be seen to be fully appreciated, located within this popular area of Stourport on Severn which grants easy access to the main road networks leading to the Town Centre, Bewdley and Worcester, plus amenities located close by of a Primary School, Co-op 'Village' Store with post office, plus a pharmacy, pubs, recreational park and close to the countryside for walks and cycling. Having been lovingly cared for the property offers flexible accommodation which briefly comprises an 'L' shaped kitchen being open plan to the lounge area, plus a sitting/dining room to the ground floor, three bedrooms, and shower room to the first floor. Benefiting further from double glazing, gas central heating, off road parking, and rear garden. Call today to book your viewing to avoid disappointment.

EPC band C
Council tax band C.

Offers Around £259,950

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Entrance Door
With a double glazed side panel and opening to the porch.

Porch
With tiled flooring, storage cupboard, and opening to the hall.

Hall



Having stairs to the first floor landing with storage cupboard beneath having plumbing for washing machine within, radiator, doors to the lounge area, and kitchen area, plus a further storage cupboard.

Open Plan Kitchen & Lounge Area



Lounge Area
22'3" max x 11'1" max, 8'6" min (6.80m max x 3.40m max, 2.60m min)



Having a double glazed window to the front, radiator, coving to the ceiling, and open plan to the kitchen area.

Kitchen Area
10'9" x 7'10" + 9'2" x 6'6" (3.30m x 2.40m + 2.80m x 2.00m)



Being 'L' shaped and fitted with wall and base units having a complementary worksurface over, double bowl sink unit with mixer spray tap, space for 'Range' style over with hood over, space for domestic appliance, tiled splash backs, breakfast bar, coving to the ceiling, double glazed windows to the rear, door opening to the rear garden, open plan to the lounge area, and door to the sitting/dining room.

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Sitting/Dining Room
20'11" x 7'10" (6.40m x 2.40m)



A versatile room providing a variety of uses to suite the owners need, currently set up as a sitting/dining room. Having a double glazed window to the front, radiator, meter cupboard, and double glazed double doors opening to the rear garden.

Dining Area



Sitting Area



First Floor Landing
With doors to all bedrooms, and shower room, airing cupboard, loft hatch, and coving to the ceiling.

Bedroom One
12'9" x 8'2" (3.90m x 2.50m)



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

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Bedroom Two
9'2" x 9'2" (2.80m x 2.80m)



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

Bedroom Three
9'10" x 6'2" max, 5'6" min, plus w/robe (3.00m x 1.90m max, 1.70m min, plus w/robe)



Having a double glazed window to the front, radiator, built-in wardrobe, and coving to the ceiling.

Shower Room



Fitted with base units having a worktop over providing storage along with w/c with concealed cistern and wash basin, shower enclosure, tiled walls, heated towel rail, and double glazed windows to the rear.

Outside
Having a decorative fore garden, and driveway providing off road parking.

Rear Garden



Having a patio area with refitted sleeper steps rising to the lawn.

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Rear Elevation



Council Tax
Wyre Forest DC - Band C.

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.

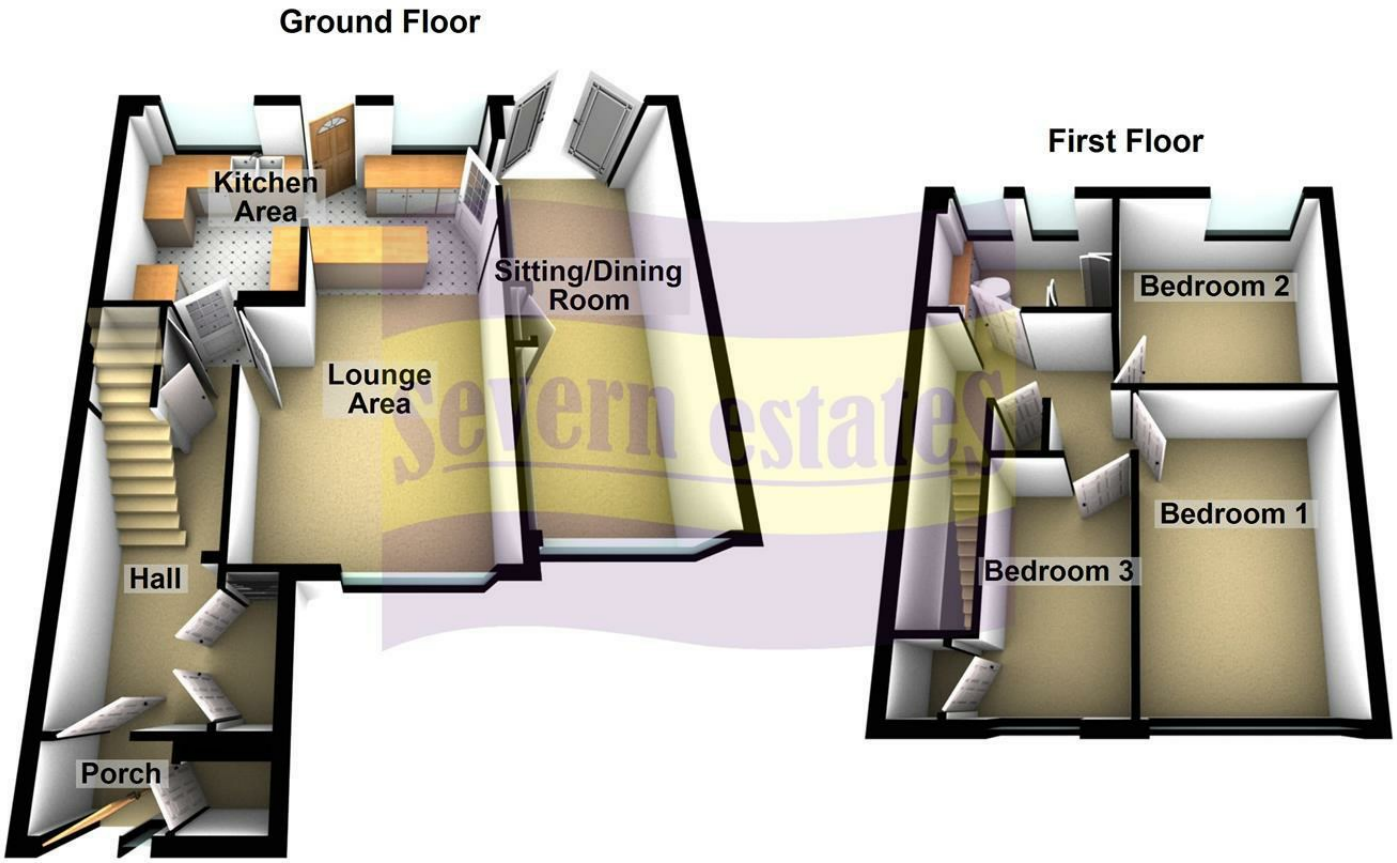
Floorplan
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

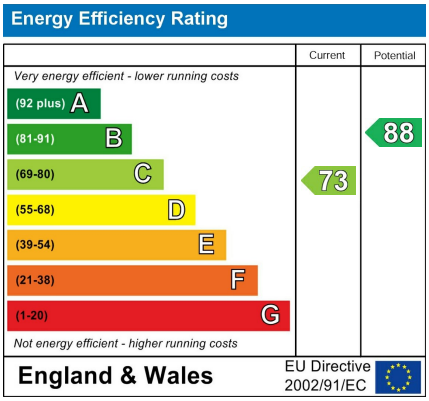
Disclaimer
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-300326-V1.0




Ground Floor
Kitchen Area
Sitting/Dining Room
Lounge Area
Hall
Porch
First Floor
Bedroom 2
Bedroom 1
Bedroom 3


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
73
88
England & Wales
EU Directive 2002/91/EC