



## 2A Mill Lane, Stourport-On-Severn, DY13 9BH

This detached bungalow is offered for sale with the distinct advantage of No Upward Chain and being situated upon this incredibly popular location offering a quiet yet convenient location on the Hartlebury side of Stourport the bungalow enjoys easy access to the local amenities including main road networks leading to the Town Centre and Hartlebury Common ideal for those with dogs. Sitting on a plentiful plot the bungalow has been incredibly well cared for and presented to a high standard with the internal accommodation briefly comprising an entrance hall, lounge diner, kitchen, two bedrooms and shower room.

Benefitting further from a detached garage, off road parking, rear garden, gas central heating and double glazing. Early inspection is essential to avoid missing out on this delightful property.

EPC Band - TBC  
Council Tax Band - C.

**Offers Around £300,000**

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### Entrance Door

Opening to the hall.

### Entrance Hall

Having two storage cupboards, radiator, loft hatch and doors to the lounge diner, shower room and both bedrooms.

### Lounge Diner

17'0" x 12'5" (5.20m x 3.80m)



Having a double glazed sliding patio doors to the rear garden, radiator and door to the kitchen.



### Kitchen

9'10" x 7'6" max (3.00m x 2.30m max)



Fitted with wall and base units with complementary work surface over, one and half bowl sink unit with mixer tap, tiled splash back, built in oven and hob with extractor fan over, integrated fridge, plumbing for washing machine, double glazed window to the front and doorway to a storage cupboard.

### Bedroom One

12'1" x 12'1" (3.70m x 3.70m)



Having a double glazed window to the rear and radiator.

**Shower Room**



**Bedroom Two**  
9'10" x 8'10" (3.00m x 2.70m)



Fitted with a white suite comprising a shower enclosure with panelled surround, pedestal wash basin, w/c, radiator and double glazed window to the front.

**Outside**



Having a double glazed window to the front, built in wardrobe and radiator



Having a gravelled frontage, garden area, side access to the garden and detached garage.

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Rear Garden



Detached Garage



Having a motorised roller door and double glazed window to the side.

### 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**

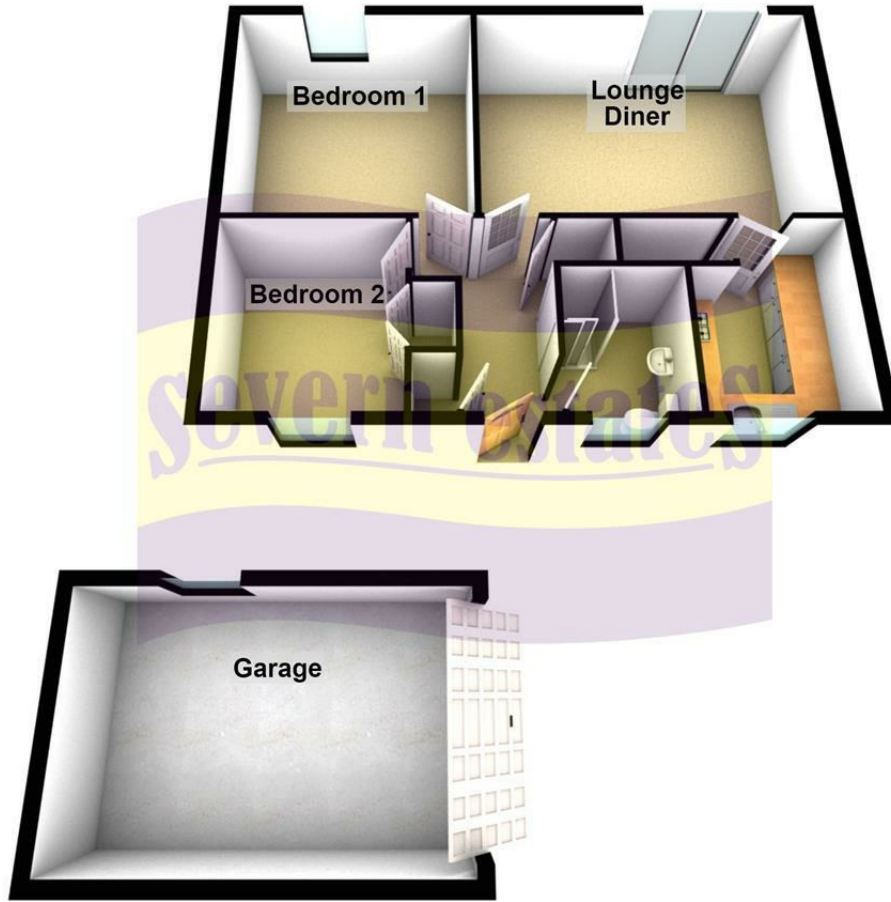
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

**RF20626-V.0**



### Mill Lane



#### Energy Efficiency Rating

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

England & Wales

EU Directive  
2002/91/EC

