



### 3 Kings Arms Lane, Stourport-On-Severn, DY13 0NS

This link-detached house is available with the distinct advantage of No Upward Chain and is located within this popular area of Stourport on Severn and 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, Coop 'Village' Store with post office, plus a pharmacy, pubs, recreational park and close to the countryside for walks and cycling. Offering a fabulous opportunity for a growing family the accommodation briefly comprises a lounge diner, kitchen and conservatory to the ground floor, three bedrooms and bathroom to the first floor. Benefitting further from double glazing, gas central heating, Garden Office, off road parking and garage. Call today to book your viewing.

EPC band D.  
Council Tax Band C.

**Offers Around £259,950**

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### Entrance Door

Opening to the hall.

### Hall

With stairs to the first floor landing with a variety of storage solutions beneath, doors to the lounge diner, and kitchen, plus meter cupboard and radiator.

### Kitchen

10'2" max x 8'10" (3.10m max x 2.70m)



Fitted with wall and base units having a complementary worksurface over, one and a half bowl sink unit with mixer tap, built in oven and hob with hood over, space for undercounter appliance, plumbing for washing machine, tiled splash backs, double glazed window to the front, and cupboard space previously used to house a domestic appliance.

### Lounge Diner

16'4" max, 10'2" min x 15'8" max, 10'9" min (5.00m max, 3.10m min x 4.80m max, 3.30m min)



Having a double glazed window and sliding patio door to the conservatory, feature electric fire, and radiator.



### Conservatory

15'8" x 6'10" (4.80m x 2.10m)



Having double glazed windows to the side and rear, double doors opening to the rear garden, door opening to the side leading to a patio area, and having a radiator.

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### First Floor Landing

With doors to all bedrooms, and bathroom, plus loft hatch, and double glazed window to the side.

### Bedroom One

14'1" inc w/robe x 10'2" (4.30m inc w/robe x 3.10m)



With a double glazed window to the front, radiator, and fitted wardrobes with sliding mirrored doors.

### Bedroom Two

10'9" x 9'10" max, 8'6" min (3.30m x 3.00m max, 2.60m min)



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

### Bedroom Three

7'10" x 7'10" inc. cupboard (2.40m x 2.40m inc. cupboard)



Having a double glazed window to the rear, fitted storage cupboard, and radiator.

### Bathroom



Fitted with a suite comprising a bath with shower and screen over, pedestal wash basin, w/c, part tiled walls, radiator, airing cupboard, and double glazed window to the front.

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### Rear Outlook



### Rear Elevation



### Outside

Having a driveway providing off road parking and access to the garage.

### Garage

With an up and over door to the front and rear door to the garden.

### Rear Garden



With a patio area spanning the width of the property, leading to the lawn with pathway to the 'allotment' area and Garden Office.

### Garden Office



Ideal as a work from home space or additional entertainment area, with an entrance door, double glazed windows, lighting and electrics, plus the great benefit of being connected via an underground ethernet cable.

### Garden Office Interior



### 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-060726-V1.0



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	