



4 Cotswold Avenue, Stourport-On-Severn, DY13 0BQ

This semi-detached family home comes to the market with the distinct advantage on No Upward Chain and positioned in the popular Areley Kings area of Stourport on Severn, which offers easy access to the local amenities including a Co-op Village Store, pharmacy, recreational park, in addition to road links leading to the Town Centre, Worcester, Kidderminster and Bewdley. The semi-detached house has been well cared for with the accommodation briefly comprising a kitchen, lounge diner, and cloakroom to the ground floor, and three bedrooms and shower room to the first floor. Benefitting further off road parking, garage, double glazing, rear garden, and gas central heating. Internal inspection is essential to fully appreciate the accommodation on offer.

EPC band TBC.
Council Tax Band C.

Offers Around £250,000

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Entrance Door

Opening to the porch.

Porch

With double glazed windows to the front and side, and doors to the garage, and hall.

Hall

With stairs to the first floor landing, radiator, sliding door to the kitchen, and doors to the cloakroom, and lounge diner.

Kitchen

10'9" x 7'6" (3.30m x 2.30m)



Fitted with wall and base units having a complementary work surface over, space for domestic appliance with extractor fan over, plumbing for washing machine, space for domestic appliance, tiled splash backs, single drainer sink unit with mixer tap, and double glazed window to the front.

Lounge Diner

19'0" x 11'5" (5.80m x 3.50m)



Having a feature gas fire with surround, full length double glazed window to the rear, double glazed patio doors opening to the rear garden, radiator, and coving to the ceiling.

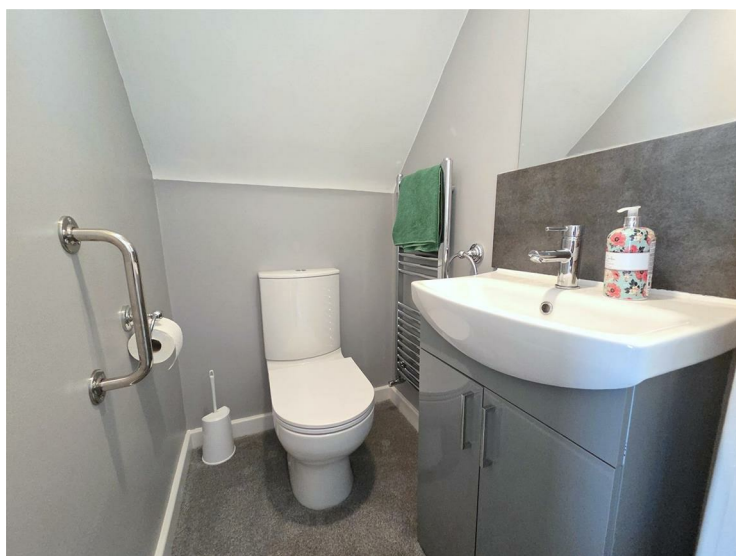
Lounge Area



Dining Area



Cloakroom



Fitted with a w/c, wash basin set to base unit, heated towel rail, and extractor fan.

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First Floor Landing

Having a double glazed window to the side, doors to all bedrooms, and shower room, plus loft hatch.

Bedroom One

14'9" x 8'10" (4.50m x 2.70m)



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

Bedroom Two

11'5" x 9'6" (3.50m x 2.90m)



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

Bedroom Three

8'10" x 7'10" (2.70m x 2.40m)



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

Shower Room



Fitted with a shower enclosure, pedestal wash basin, w/c, heated towel rail, tiled walls, airing cupboard, and double glazed window to the front.

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Outside



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

Garage

With an up and over door to the front, and door leading to the porch.

Rear Garden



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

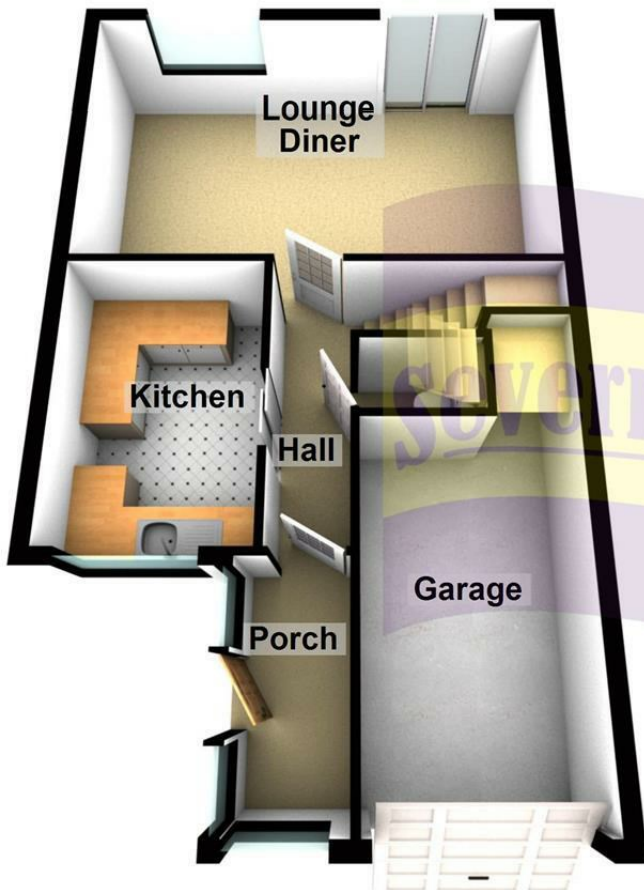
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-120326-V1.0



Ground Floor



First Floor



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		
England & Wales	EU Directive 2002/91/EC 	