Severn Estates
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3 Severn Mews High Street, Stourport-On-Severn, DY13 8BL

This charming mid-terraced cottage is located with the heart of Stourport's Town Centre and enjoys a discreet position tucked away amongst a run of similar properties accessed via York Street. The location grants incredibly easy access to the local shops, bus links and Riverside area with picturesque walks and parks. The accommodation on offer briefly comprises a lounge, and kitchen to the ground floor, two bedrooms and shower room to the first floor. The property benefits further from a gas central heating system, double glazing, front garden and a parking space accessed via a private car park from York Street. If you are looking for the charm of a cottage with the convenience of a Town Centre location then book your viewing today. Available with No Upward Chain.

EPC Band D.
Council Tax Band B.

Offers Around £159,950

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Entrance Door
Double glazed stable door opens into the lounge.

Lounge
14'1" max x 13'5" inc. stairs and cpd (4.30m max x 4.10m inc. stairs and cpd)



Having a double glazed window to the front, stairs to the first floor landing, fire surround with electric fire, radiator, door to understairs storage, and doorway to the kitchen.



Kitchen
14'1" x 7'6" (4.30m x 2.30m)



Having wall and base cabinets with complimentary work surface over, single drainer sink unit with taps, space for domestic appliance with extractor fan over, plumbing for washing machine, part tiled walls, double glazed window to the front, wooden beams to the ceiling, wall mounted boiler, and radiator.



First Floor Landing
Having a loft hatch, doors to airing cupboard, bedrooms, and the shower room.

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Bedroom One
13'1" x 8'10" max (4.00m x 2.70m max)



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

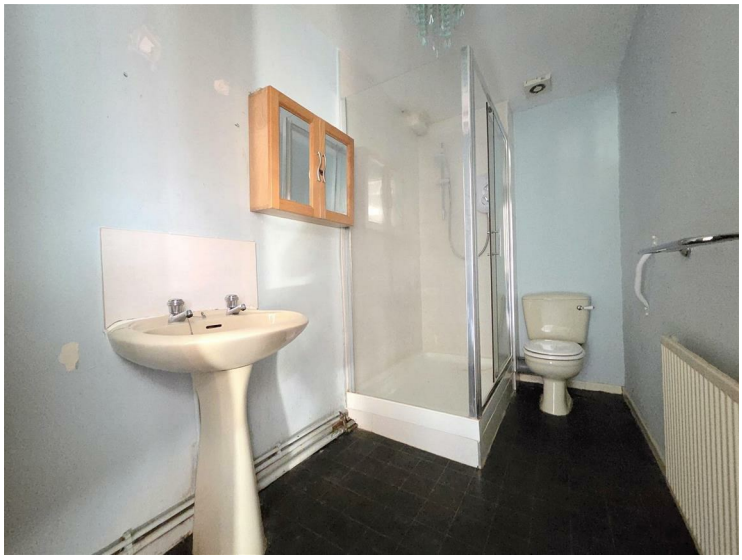


Bedroom Two
10'9" max, 7'10" min x 8'2" max, 4'11" min (3.30m max, 2.40m min x 2.50m max, 1.50m min)



Having a double glazed window to the front, built in storage cupboard, and radiator.

Shower Room
9'10" x 4'11" (3.00m x 1.50m)



Having a white suite comprising of a shower cubicle with wall mounted shower and tiled surround, pedestal wash hand basin, W/C, and radiator.

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Outside



Entrance gate opens in with pathway leading to the front entrance door.



Parking
There is a parking space with this property which is approached via a private car park off York Street.

Council Tax
Wyre Forest District Council Band B.

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.

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.

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.

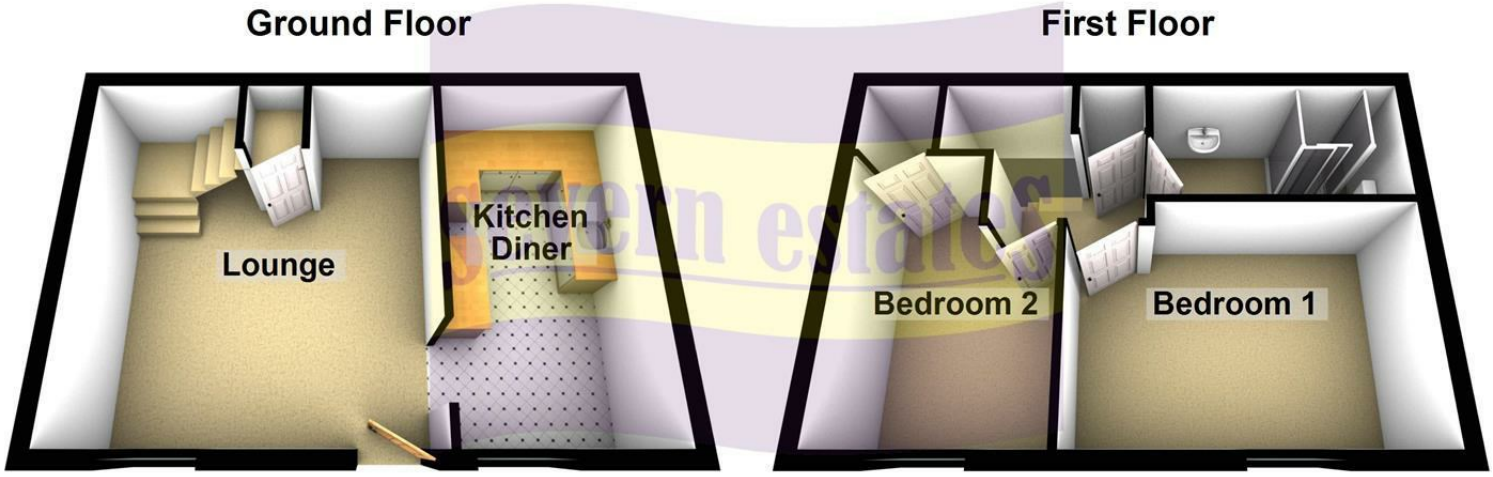
MONEY LAUNDERING REGULATIONS
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

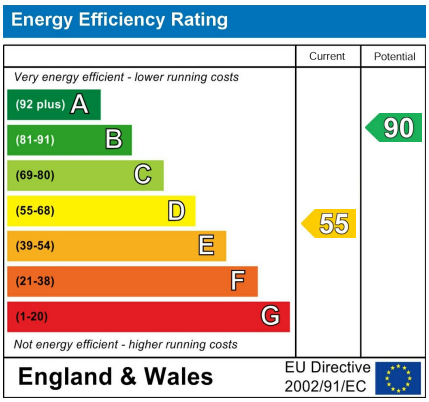
Disclaimer
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-250326-V1.0




Ground Floor
First Floor
Lounge
Kitchen
Diner
Bedroom 2
Bedroom 1


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
55
90
England & Wales
EU Directive 2002/91/EC