Severn Estates
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9 Katrine Road, Stourport-On-Severn, Worcestershire, DY13 8QB

We are delighted to offer For Sale this semi-detached house which is situated along this highly sought after well regarded location which offers great access to the local amenities close by including Burlish Primary School, Stourport High School, convenience shop, main road networks leading to Bewdley, Kidderminster, and the Town Centre, plus the beautiful Burlish Top Nature Reserve great for those who enjoys walks or with dogs. Having been much improved and well cared for over the years the accommodation briefly comprises a living room, dining room and kitchen to the ground floor, three bedrooms and bathroom to the first floor. The property Benefits further from a gas central heating system, double glazing, off road parking with further parking area behind the gates and a rear garden. Early inspection is essential to avoid missing out.
Council Tax Band B.
Epc Band Tbc

Offers Around £265,000

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Entrance Door
Having a double glazed door opening into the reception porch.

Reception Porch
8'6" x 6'2" (2.6m x 1.9m)



Having a double glazed window to the front, radiator, laminate wood effect flooring and door to the lounge.

Lounge
22'3" x 9'10" max 8'10" min (6.8m x 3.0m max 2.7m min)



Having double glazed double doors to the rear with side panels, feature fire surround with electric fire, laminate wood effect flooring, coving to the ceiling, doors to the dining room and kitchen.

Dining Room
15'5" x 7'10" (4.7m x 2.4m)



Having a double glazed window to the front, radiator, wood effect laminate flooring and inset lighting.

Kitchen
15'8" x 6'10" (4.8m x 2.1m)



Fitted with wall and base cabinets having cream doors and wood effect worksurface over, single drainer sink unit with mixer tap, built in oven and hob with extractor over, plumbing for washing machine and dishwasher, wall mounted gas central heating boiler, space for domestic appliance, two double glazed windows to the side and double glazed door to the rear opening to the garden.

First Floor Landing
Having access to the loft space, doors to the bedrooms and bathroom.

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Bedroom One
10'5" x 10'2" (3.2m x 3.1m)



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

Bedroom Two
8'6" x 8'2" (2.6m x 2.5m)



Having a double glazed window to the front and radiator.

Bedroom Three
10'2" x 6'6" (3.1m x 2.0m)
Having a double glazed window to the rear, radiator and coving to the ceiling.

Bathroom
11'5" 5'6" (3.5m 1.7m)



Fitted with a white suite comprising of a panel bath, separate shower cubicle with thermostatic shower, wash hand basin built into a unit, W/C, heated towel rail, part tiled walls, double glazed window to the front and inset spot lights.

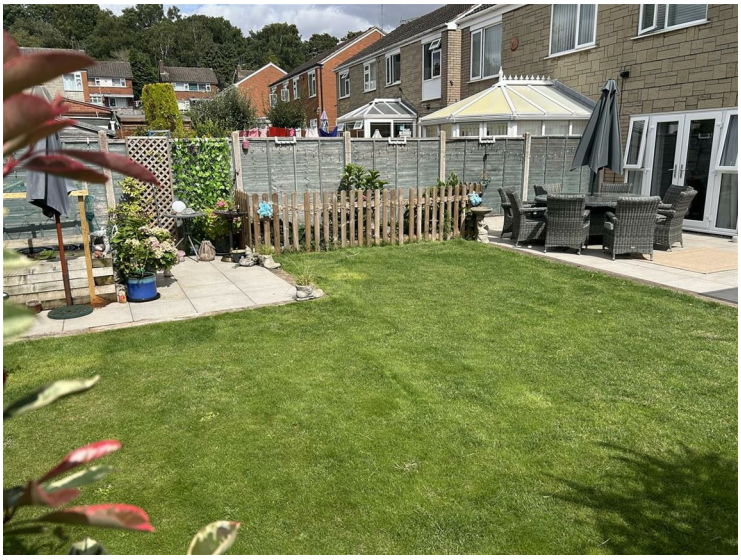
Outside

Rear Garden



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Rear Garden



Rear Garden



Side Parking Area



Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

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.

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.

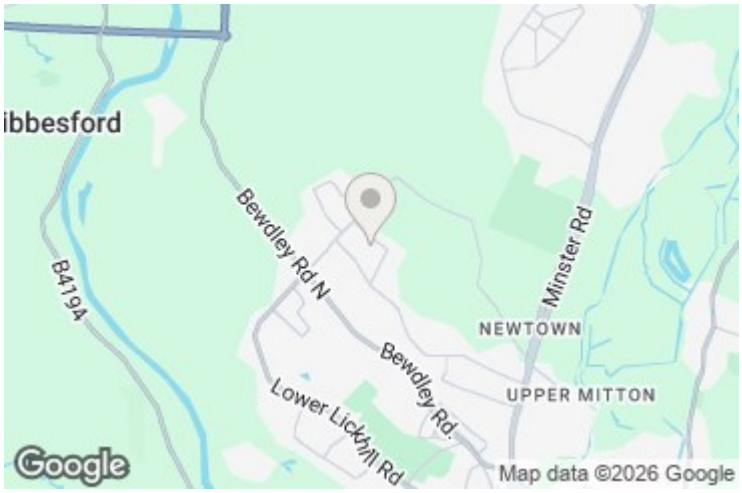
Disclaimer

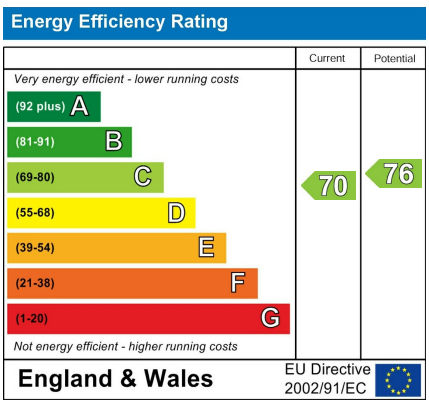
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

Council Tax

RP-29/07/2026-V1




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
70
76
England & Wales
EU Directive 2002/91/EC