



The Poplars 18a Pinedene, Stourport-On-Severn, Worcestershire, DY13 9NG

We are delighted to offer For Sale this detached bungalow which is requiring a full internal modernisation. Situated within this quiet cul-de-sac of this popular residential location on the Hartlebury side of Stourport and offers easy access to the main road networks, leading to the Town Centre and Kidderminster, in addition to Hartlebury Common for those with dogs or enjoy walks. The accommodation briefly comprises a lounge, kitchen, conservatory, bathroom and two bedrooms. Benefitting further from double glazing, gas central heating, rear garden, off road parking and garage. Book your viewing today. Available with No Upward Chain.
 Council Tax Band D.
 Epc Band D.

Offers Over £250,000

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Open Porch

With double glazed windows to the side and double glazed entrance door into the reception hall.

Reception Hall

17'8" x 3'11" plus 2'11" x 2'11" (5.4m x 1.2m plus 0.9m x 0.9m)
Having coving to the ceiling, radiator, doors to the bedrooms, bathroom, storage cupboard, airing cupboard and kitchen which gives access to the lounge.

Bedroom One

14'9" into wardrobe x 11'1" max (4.5m into wardrobe x 3.4m max)



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

Bedroom Two

12'1" x 10'5" (3.7m x 3.2m)



Having a double glazed window to the front and radiator.

Bathroom

8'2" x 8'2" (2.5m x 2.5m)



Fitted with a white suite comprising of a panel bath, separate shower cubicle, pedestal wash hand basin, W/C, tiled walls, double glazed window to the side and radiator.

Kitchen

15'8" max 12'1" min x 12'1" max 4'11" min (4.8m max 3.7m min x 3.7m max 1.5m min)



Having wall and base cabinets with work surface over, one and a half bowl sink unit with mixer tap, space for domestic appliance, radiator, two double glazed windows to the rear, storage cupboard, stable effect door opens to the rear garden and door to the lounge.

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Lounge

22'11" x 13'5" (7.0m x 4.1m)



Dual aspect room with double glazed windows to the front and rear. fire surround with gas fire (not tested) two radiators, wall light points and double glazed sliding patio door opens to the conservatory.

Lounge



Conservatory

8'6" x 12'1" (2.6m x 3.7m)



Having double glazed windows to the front, side and rear with double glazed double doors opening to the garden.

Garage

18'4" x 9'2" (5.6m x 2.8m)



Having an up and over door to the front with double glazed window and door to the side.

Store Room

To the back of the garage with double glazed window and door.

Outside

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Rear Garden



Rear Elevation



Rear Garden



Rear Garden



Tenure - Not Verified

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

Council Tax

Wyre Forest District Council

Services 2

The agent has not been able to verify the availability and nature of services such as gas, electricity, water and drainage. 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

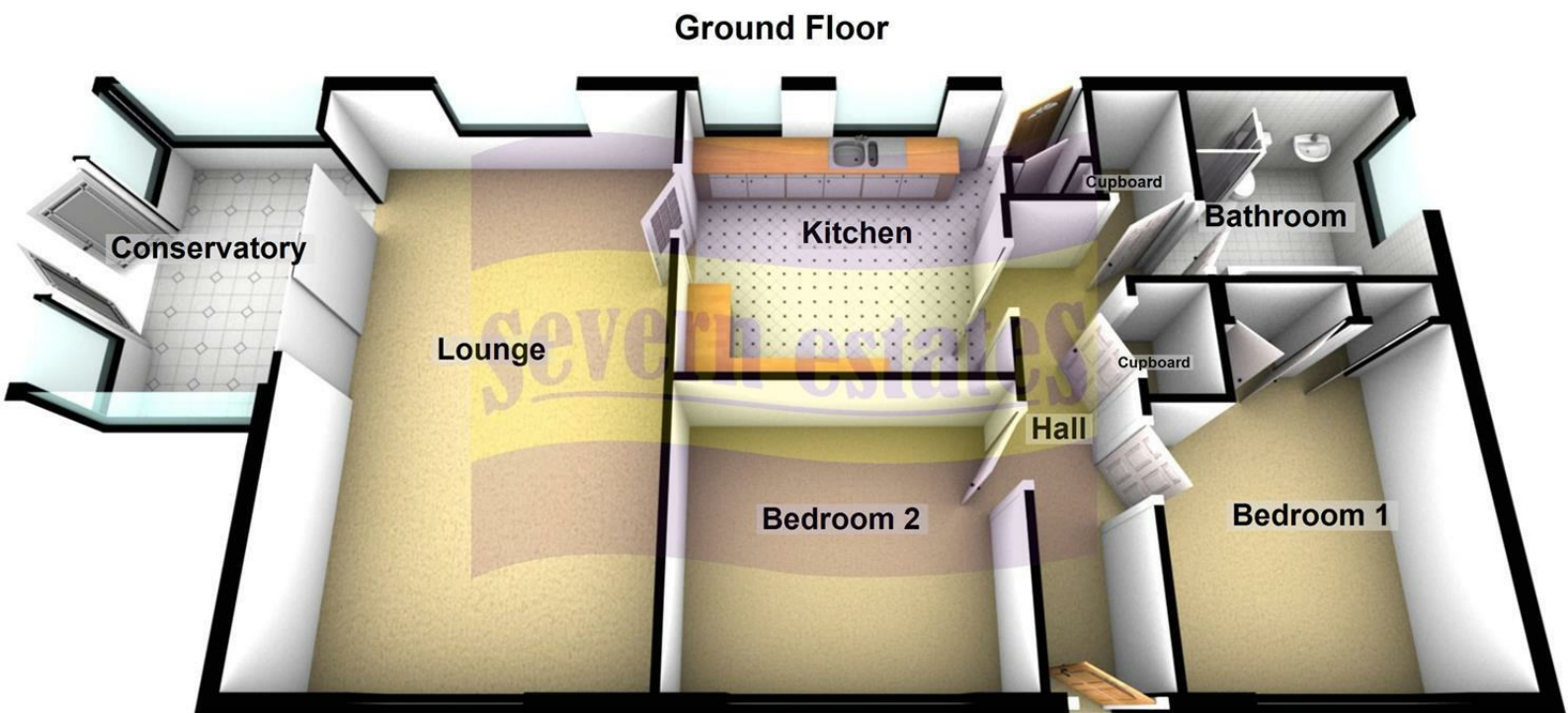
MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTIONS ACT

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.

RP-08.10.25.V1

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 