



37 Abberley Avenue, Stourport-On-Severn, DY13 0LZ

We are delighted to offer For Sale this extended link detached house which is situated within this popular elevated position of Areley Kings which offers easy access to the amenities close by of a Co-op 'Village' Store, Pharmacy, bus links, main road networks leading to Bewdley, Worcester or the Town Centre, plus recreational park. The accommodation comprises a lounge, dining room, kitchen and sitting room / bedroom four to the ground floor to the ground floor, three bedrooms and bathroom to the first floor. The property benefits further from a gas central heating, double glazing, garage, off road parking and rear garden.

Council Tax Band C.
EPC band D.

Offers Around £245,000

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Porch

Double glazed door opens in, double glazed window to the side and a further door opens into the reception hall.

Reception Hall



Having a staircase to the first floor landing, radiator, doors to the lounge, dining room, kitchen, sitting room / bedroom four and garage.

Lounge

14'9" x 9'2" (4.5m x 2.8m)



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

Dining Room

18'0" x 7'6" (5.5m x 2.3m)



Having a double glazed window to the rear and radiator.

Kitchen

15'1" x 7'6" (4.6m x 2.3m)



Fitted with wall and base cabinets with wood effect doors and marble effect work surface over, one and a half bowl sink unit with mixer tap, built in oven, electric hob and hood over, space for domestic appliance, plumbing for washing machine and dishwasher, integrated fridge, wall mounted gas central heating boiler, double glazed window and door to the rear.

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Kitchen



Bedroom One

13'1" x 8'10" (4.0m x 2.7)



Sitting Room / Bedroom Four

15'1" x 7'6" (4.6m x 2.3m)



Having a double glazed window to the rear, radiator and built in storage,

First Floor Landing

Having a double glazed window to the side, airing cupboard, access to the loft space and doors to the bedrooms and bathroom.

Having a double glazed window to the front and radiator.

Bedroom Two

11'9" max x 8'10" (3.6m max x 2.7m)



Having a double glazed window to the rear and radiator.

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Bedroom Three

9'10" x 6'2" (3.0m x 1.9m)



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

Garage

18'4" x 8'6" (5.6m x 2.6m)



Having an up and over door to the front and a door to the hallway.

Bathroom

6'2" x 5'6" (1.9m x 1.7m)



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

Rear Garden



Having a paved patio area leading to the lawn area with borders and mature bushes.

Outside

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

Rear Elevation



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.

Council Tax

Wyre Forest District Council Band C.

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

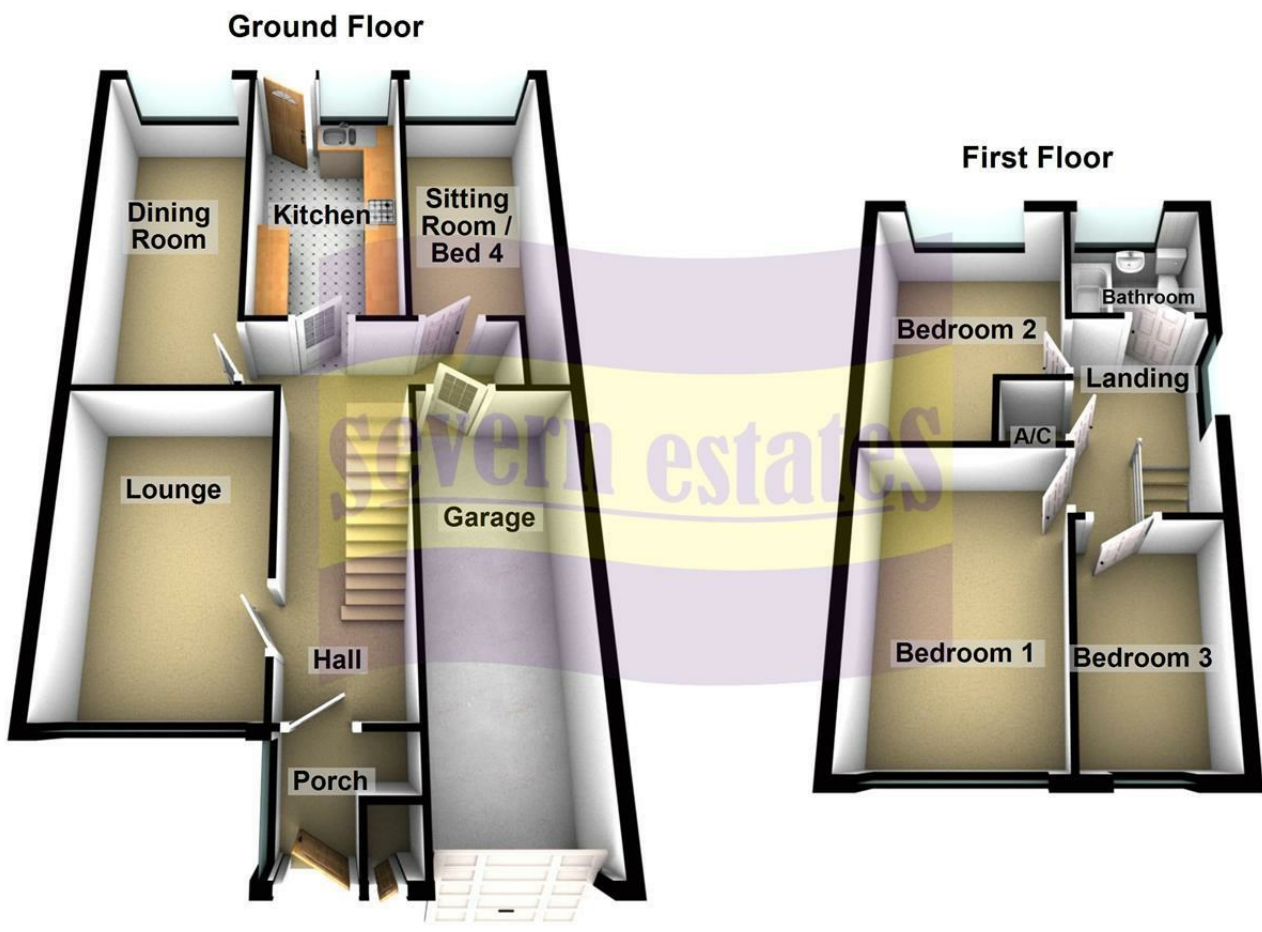
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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-12/03/2026-V1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	