



70 Bewdley Road North, Stourport-On-Severn, DY13 8PS

Situated on the sought-after Bewdley side of Stourport-on-Severn, this traditional bay-fronted semi-detached home offers flexible and versatile family accommodation, combining period charm and character with practical living space. The property is ideally positioned for access to a range of local amenities, including primary and secondary schools, while also providing convenient access to the main road networks connecting Stourport town centre, Bewdley and Kidderminster.

Offering well-proportioned and adaptable accommodation arranged over three floors, the property briefly comprises: an inviting dining room, extended living room, extended kitchen and rear porch to the ground floor. To the first floor are three bedrooms and a shower room, with the accommodation further complemented by an additional loft bedroom. Externally, the property benefits from a substantial rear garage, off-road parking and a private rear garden, providing excellent outdoor space and valuable storage. Further benefits include majority double glazing and gas central heating.

With its generous accommodation, flexible layout and attractive location, this characterful family home offers an excellent opportunity for buyers seeking a property with plenty of potential. Internal inspection is highly recommended to fully appreciate the space and versatility this home has to offer. Contact us today to arrange your viewing.

EPC Rating: D
 Council Tax Band: C

Offers Around £285,000

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Entrance Door

With double glazed side panels and open to the porch area of the hall.

Porch Area

Having an archway with exposed brick work leading to the hall.

Hall

With stairs rising to the first floor landing with storage cupboard beneath, doors to the dining room, living room, and kitchen, plus radiator.

Dining Room

13'1" max into bay x 10'9" (4.00m max into bay x 3.30m)



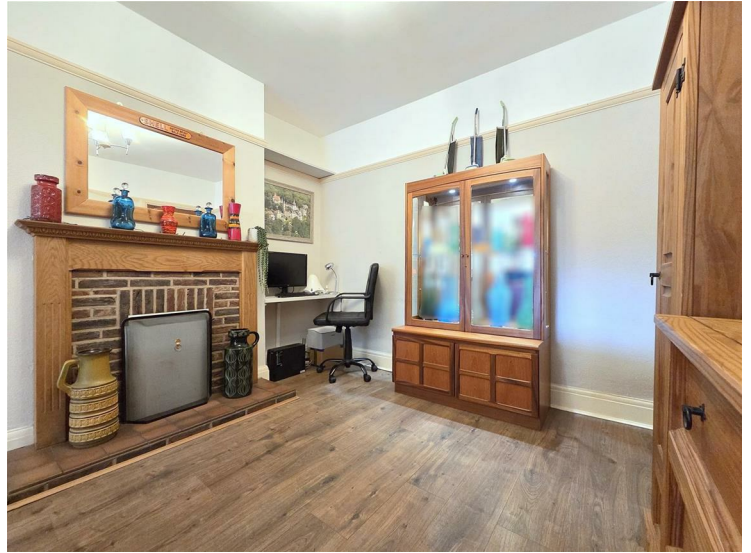
With a double glazed bay window to the front, decorative fireplace, radiator, and picture rail.

Living Room

21'3" max x 10'9" max, 9'6" min (6.50m max x 3.30m max, 2.90m min)



Having been extended to the rear to offer a versatile space, currently utilised as a spacious living room with work from home space but could functions as a dining room with family area. Having a fireplace with inset open fire, picture rail, radiator, and single glazed box bow window to the rear.



Kitchen

17'8" x 5'10" (5.40m x 1.80m)



Having been extended to the rear and fitted with wall and base units with complementary work surface over, single drainer sink unit with mixer tap, space for domestic appliance, space for

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under counter appliances, plumbing for washing machine, tiled splash backs, tiled flooring, radiator, double glazed window to the side, and doorway to the rear porch.



Rear Porch

Having a worktop with space beneath, tiled flooring, tongue and grooved panelling to the walls and ceiling, and door to the rear garden.

First Floor Landing

With doors to bedrooms one, two, and four, and shower room, single glazed window to the side, and doorway with stairs leading to the loft bedroom.

Bedroom One

13'1" max into bay x 10'9" (4.00m max into bay x 3.30m)



With a double glazed bay window to the front, radiator, and picture rail.

Bedroom Two

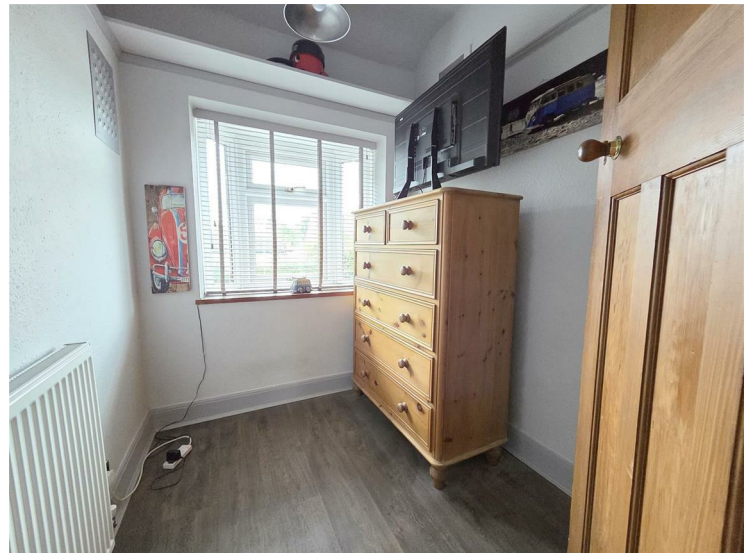
13'1" max into bay x 10'9" (4.00m max into bay x 3.30m)



With a double glazed bay window to the rear, radiator, and picture rail.

Bedroom Four

7'2" x 6'2" (2.20m x 1.90m)



With a double glazed window to the front, radiator, and picture rail.

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Shower Room



Fitted with a shower enclosure, w/c, wash basin set to base unit, tiled walls and flooring, heated towel rail, and double glazed window to the rear.

Loft Bedroom

13'1" x 9'2" (4.00m x 2.80m)



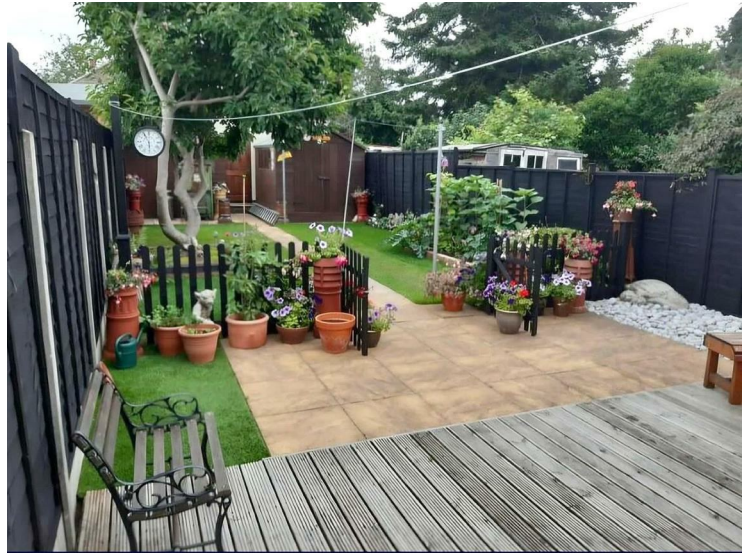
With skylights to the front and rear, radiator, and storage to the eaves.

* Limited head height.

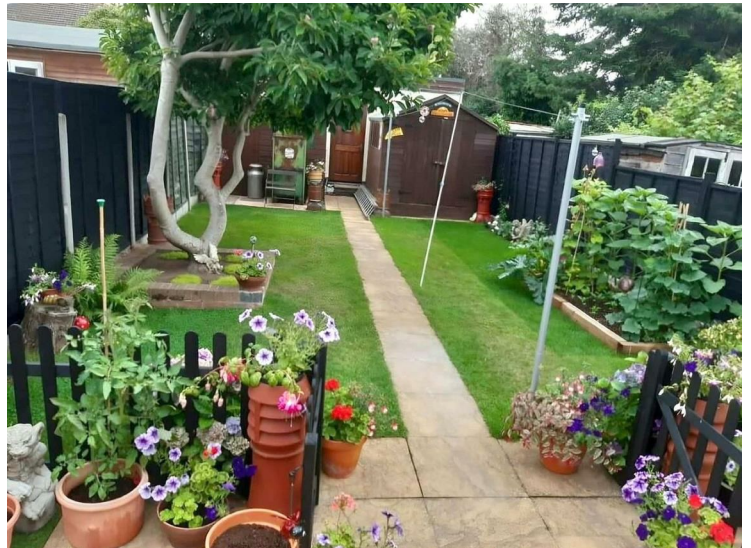
Outside

Having a driveway to the front providing off road parking.

Rear Garden



With a decked area leading to the patio, plus a lawn with pathway leading to the pedestrian access door of the rear garage.



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Rear Garage



Fitted with lighting and electrics plus garage door and pedestrian access door.

* Accessed via a lane leading from Burlish Crossing. Please note we have not sought legal clarification on the potential of rear access to the property and advise any interested parties to seek the advice of their solicitor/legal teams regarding this.

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.

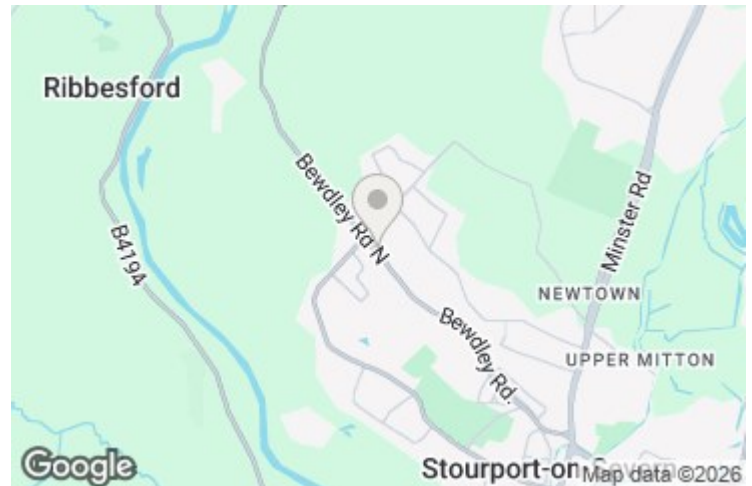
Disclaimer

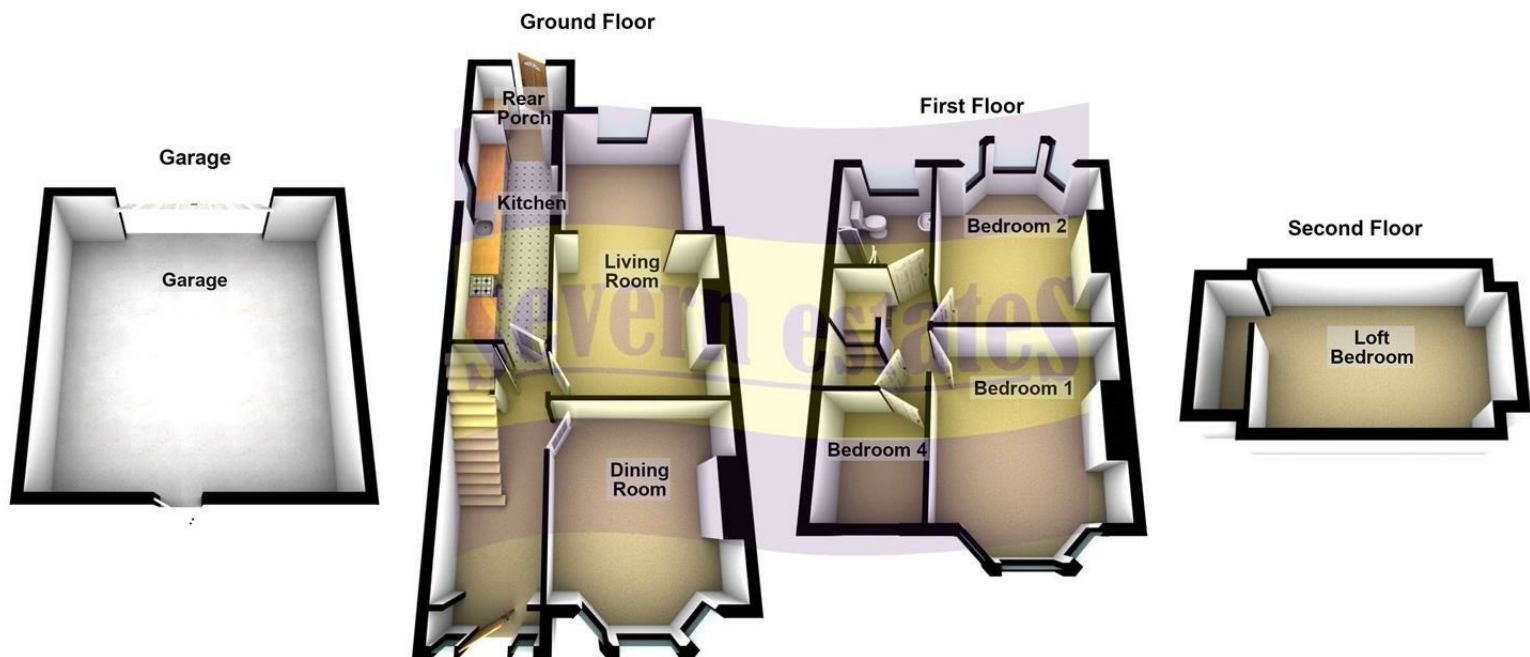
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-050926-V1.0





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	