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## 6 Canalside Cottage, Stourport-On-Severn, Worcestershire, DY13 9BD

We are delighted to offer For Sale this charming canal-side cottage was built late 18th Century alongside the Staffordshire and Worcestershire Canal and enjoys changing views all year round. Its position offers easy access to the town centre via the canal tow path, as well as the main road networks and of course picturesque walks. Having been well cared for by the current owners the cottage offers a modern interior wrapped in the charm of its exterior, having a kitchen, two reception rooms and cloakroom to the ground floor, two bedrooms, bathroom and useful landing space to the first floor. The property benefits further from double glazing (all except a small feature stained glass window), feature multi-fuel burner, gas central heating system, garden and cellar.
EPC Band Tbc.
Council Tax Band B

**Offers In The Region Of £185,000**

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## Rear Entrance Door
Being double glazed and opening to the hall.

## Hall
With tiled flooring and doors to the cloakroom and kitchen.

## Cloakroom
Fitted with a w/c and wash basin with tiled splash back, radiator, tiled flooring and double glazed window to the rear.

## Kitchen
10'5" max x 9'10" (3.2m max x 3.0m)

Fitted with a range of wall and base units having a complementary worksurface over, single drainer sink unit with mixer tap, built in mid-level oven and hob, plumbing for washing machine, tiled splash black, glass fronted display cabinet, recess for domestic appliance, tiled flooring, door to the lounge diner and double glazed window to the front overlooking the canal.

## Lounge / Diner
13'5" x 13'1" (4.1m x 4.0m)

One of two reception rooms to offer versatility within the cottage, having a feature fire place with exposed brick work and multi-fuel burner, double glazed window to the front overlooking the canal and one to the rear plus an additional feature stained glass single glazed window to the rear, solid wood door opening to the canal tow path, radiator, doorway to the snug and doors with steps leading to the first floor landing and cellar.

## Snug
12'9" x 8'10" (3.9m x 2.7m)

With double glazed window to the front overlooking the canal and one to the rear, feature corner fireplace and radiator.

## Cellar
With steps leading down, having lighting and electrics.

## First Floor Landing
With doors to bedroom one, bathroom and open landing.

## Bathroom
8'10" reducing to 4'11" x 5'6" (2.7m reducing to 1.5m x 1.7m)

Fitted with a white suite comprising a bath with shower over, pedestal wash basin, w/c, part tiled walls, heated towel rail & radiator and double glazed window to the rear.

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## Bedroom One
13'5" max7'6" min x 13'5" max 9'6" min (4.1m max2.3m min x 4.1m max 2.9m min)

With double glazed window to the front overlooking the canal and one to the rear, fitted wardrobe, airing cupboard, wash basin set to vanity unit and radiator.

## Open Landing
A spacious landing which could potentially be utilised as a dressing area, study area or playroom offering a radiator, door to bedroom two, double glazed window to the front overlooking the canal and obscure double glazed window to the rear.

## Bedroom Two
13'5" max x 8'6" (4.1m max x 2.6m)

With double glazed window to the front overlooking the canal and one to the rear, feature corner fireplace, fitted wardrobe and radiator.

## Outside

## Rear Elevation

## View

## View

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## View

## 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 B.

## 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

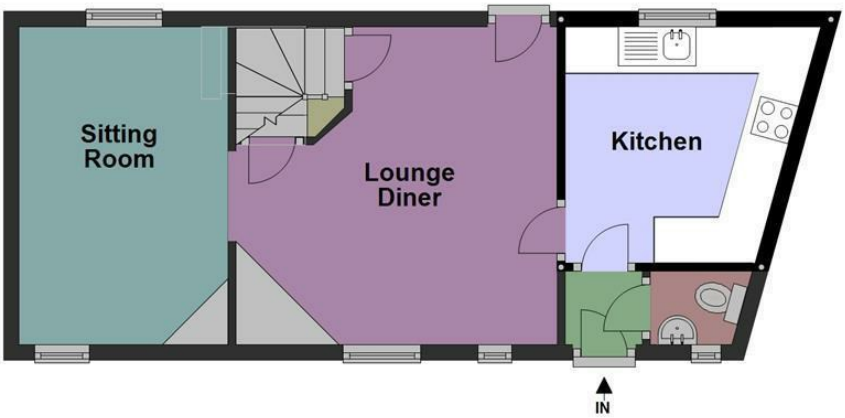
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

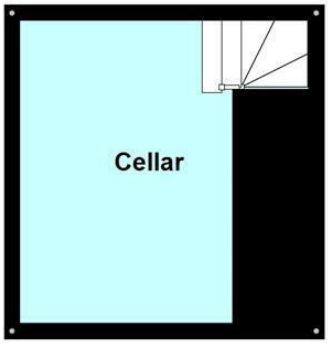
## Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

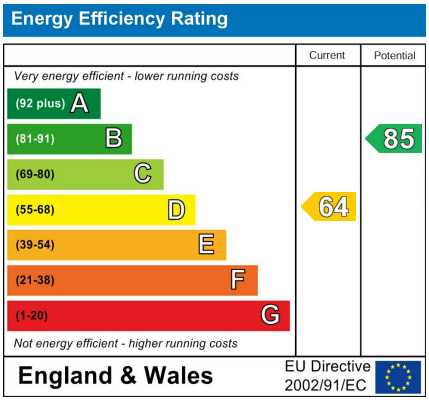
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

**RP-01/07/2024-V1**


Sitting Room
Lounge Diner
Kitchen
IN


Cellar

Bedroom 1
Landing
Bedroom 2
Bathroom


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
64
85
England & Wales
EU Directive 2002/91/EC