



### 73 Minster Road, Stourport-On-Severn, DY13 8AS

\*\*\*\*\*IN NEED OF REFURBISHMENT\*\*\*\*\*

We are delighted to offer for sale this mid terraced property which is in need of modernisation throughout. Ideal location within walking distance of Stourport on Severn Town Centre, main road networks and local schools. The accommodation comprises of a lounge, dining room, kitchen and bathroom to the ground floor, two first floor bedrooms and a loft room. The property benefits further from double glazing, gas central heating system (not tested) and garden to the rear. Available with No Upward Chain.

Council Tax Band A.

Epc Band D.

Offers Around £139,000

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### Entrance Door

Opens into the lounge.

### Lounge

12'9" x 12'1" plus 8'2" x 4'11" (3.9m x 3.7m plus 2.5m x 1.5m)



Having double glazed windows to the front, fire surround, radiator and door to the inner lobby.

### Lounge



### Inner Lobby

2'11" x 2'7" (0.9m x 0.8m)

Having door to the cellar and doorway to the dining room.

### Dining Room

13'1" x 12'9" (4.0m x 3.9m)



Having a double glazed window to the rear, fire surround, staircase to the first floor landing, radiator and door to rear lobby.

### Rear Lobby

7'2" x 4'11" (2.2m x 1.5m)

Having a double glazed window to the side, door giving access to the garden and walkthrough to the kitchen.

### Kitchen

12'5" x 7'2" (3.8m x 2.2m)



Having base cabinets with work surface over, single drainer sink unit with mixer tap, space for domestic appliance, radiator, double glazed window to the side and door to the bathroom.

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### Bathroom

7'10" x 7'2" (2.4m x 2.2m)



Having a shower cubicle, pedestal wash hand basin, W/C, part tiled walls, radiator, double glazed window to the rear and airing cupboard housing the gas central heating boiler.

### First Floor Landing

Having a staircase to the loft bedroom and doors to the two first floor bedrooms.

### Bedroom One

12'9" x 12'1" (3.9m x 3.7m)



Having a double glazed window to the front and radiator.

### Bedroom Two

12'9" max 10'2" min x 10'9" (3.9m max 3.1m min x 3.3m)



Having a double glazed window to the rear, radiator and door to to W/C.

### W/C

4'7" x 2'3" (1.4m x 0.7m)

Having a single glazed window to the rear and W/C.

### Loft Room

14'1" x 12'9" (4.3m x 3.9m)



Having a double glazed velux window.

### Outside

Small hardstanding area which leads to the front entrance door.

### Rear Garden

### Tenure - Not Verified

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

### 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.

### Council Tax

Wyre Forest District Council Band A.

### 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.

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