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9 Manor Road, Stourport-On-Severn, Worcestershire, DY13 9DN

**********FULL DETAILS TO FOLLOW**********

We are delighted to offer For Sale this extended mid terraced house which is ideally situated for the local schools, Stourport town centre and main road networks. The accommodation on offer has been extended to the rear and briefly comprises of a lounge, dining room and kitchen to the ground floor, two bedrooms and bathroom to the first floor and a further loft room. The property benefits further from double glazing, gas central heating system, rear garden and off road parking. Viewing is recommended to appreciate the size of the property on offer which is available with No Upward Chain.

Council Tax Band B.

EPC Band E.

Offers Around £189,950

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Entrance Door
Situated at the side of the property and opens into the living room.

Living Room



Having a double glazed window to the front, radiator, fire surround with electric fire and door to the inner lobby.

Inner Lobby
Having a staircase to the first floor landing.

Dining Room



Having a double glazed window to the rear, radiator, door to the cellar and kitchen.

Kitchen



Having wall and base cabinets with complimentary work surface over, single drainer sink unit with mixer tap, built in oven, electric hob with hood over, space for domestic appliance, plumbing for washing machine, part tiled walls, double glazed windows to the ide and rear, radiator and double glazed door to the side giving access to the rear garden and the side passageway.

Bedroom One



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

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Bedroom Two



Having a double glazed window to the rear and radiator.

Bathroom



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

Loft Bedroom



Having a window to the rear and radiator.

Outside

Having a driveway providing off road vehicular parking.

Rear Garden

Having a pathway providing right of access to neighbouring properties and to the lawn garden area.

Council Tax

Wyre Forest District Council Band B.

Tenure - Not Verified

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

Agents Note

The photographs were taken prior to the current tenants moving in and new photos will be taken once the property is vacant.

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.

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

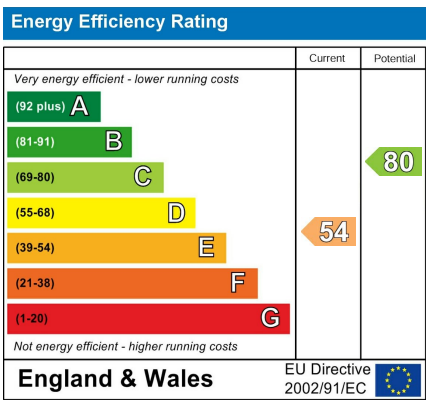
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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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-29-09-2026-V1




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
54
80
England & Wales
EU Directive 2002/91/EC