Severn Estates
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74 Brindley Street, Stourport-On-Severn, DY13 8JW

We are delighted to offer For Sale this beautiful semi detached house which offers the immense advantage of a garage and off road parking. Being situated upon this popular residential location of Stourport on Severn which grants easy access to the local amenities including Primary and Secondary Schools, local convenience shop, walking distance to the Town Centre along with road networks leading to the Town Centre and Kidderminster. Having been well cared for by the current owner the interior briefly comprises of a through lounge / diner, kitchen and conservatory to the ground floor, three bedrooms and refitted bathroom to the first floor. The property benefits further from a gas central heating system, double glazing, garage and off road parking. Available with No Upward Chain.

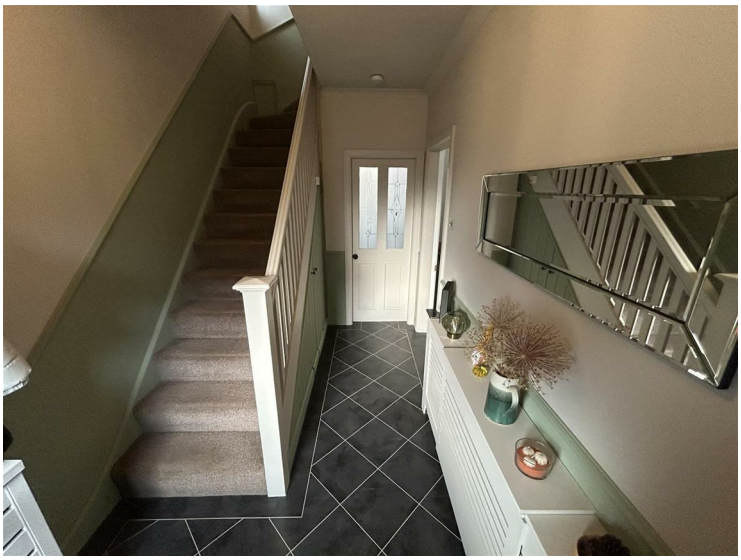
Council Tax Band C.
EPC Band D.

Offers Over £240,000

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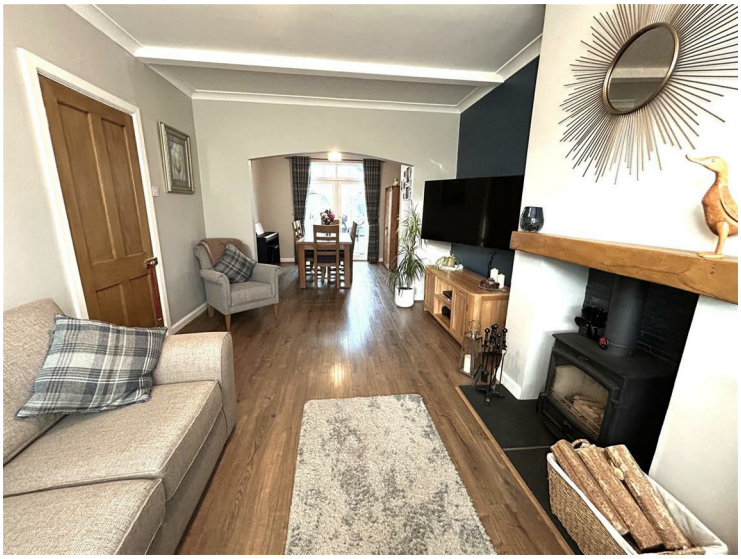
Entrance Door
Opens into the reception hall.

Reception Hall
12'5" x 6'10" (3.8m x 2.1m)



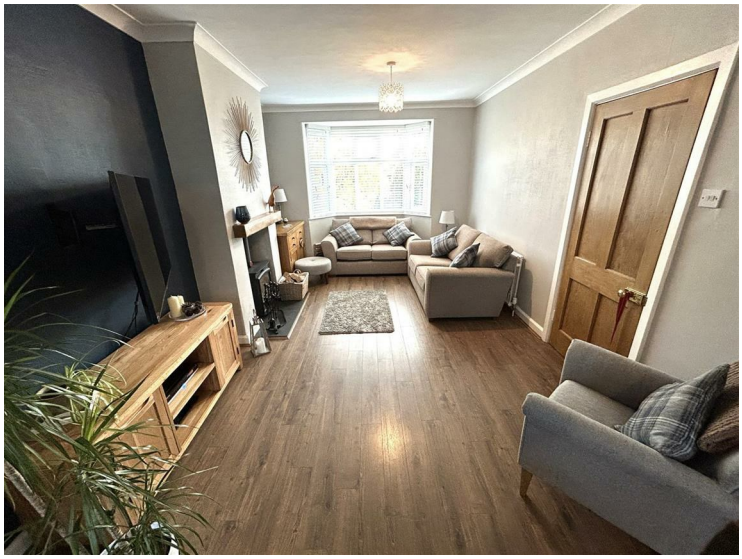
Having a staircase to the first floor landing, radiator, doors to the understairs storage, lounge and kitchen.

Lounge
15'8" x 11'1" (4.8m x 3.4m)



Having a double glazed bay window to the front, feature wood burner, radiator, wooden flooring and archway to the dining area.

Lounge



Multi Fuel Burner



Dining Area
11'1" x 10'5" (3.4m x 3.2m)



Having wooden flooring, radiator and double glazed double doors giving access to the conservatory.

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Kitchen
13'9" max 10'2" min x 7'2" (4.2m max 3.1m min x 2.2m)



Fitted with a range of wall and base cabinets with complimentary work surface over, single drainer sink unit with mixer tap, built in oven and hob, integrated fridge freezer, plumbing for a washing machine, wall mounted gas central heating boiler, double glazed window to the side and double glazed door giving access to the rear garden.

Conservatory
10'5" x 9'6" (3.2m x 2.9m)



Having a brick base, double glazed windows and tiled flooring.

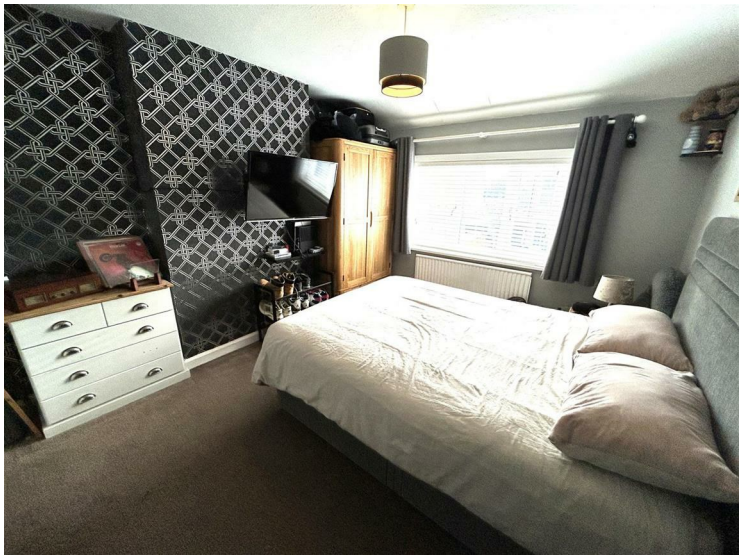
First Floor Landing
8'10" x 6'10" (2.7m x 2.1m)
Having a double glazed window to the side, access to the loft space, doors to the bedrooms and bathroom.

Bedroom One
13'9" x 11'1" (4.2m x 3.4m)



Having stripped wooden flooring, double glazed window to the rear and radiator.

Bedroom Two
12'5" x 11'1" (3.8m x 3.4m)



Having a double glazed window to the front and radiator.

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Bedroom Three
10'2" x 6'10" (3.1m x 2.1m)



Having a double glazed window to the rear and radiator.

Bathroom
8'6" max 6'6" min x 6'10" (2.6m max 2.0m min x 2.1m)



Having a white suite comprising of shower bath with screen and shower over, wash hand basin built into a unit, WC, radiator, towel rail, double glazed window to the front, inset lighting and extractor fan.

Outside
Having a driveway to the front and side leading to the garage and having a gate giving access to the rear garden.

Garage
Having an up and over door to the front and a side door giving access to the rear garden.

Rear Garden



Rear Garden



Rear Elevation



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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.

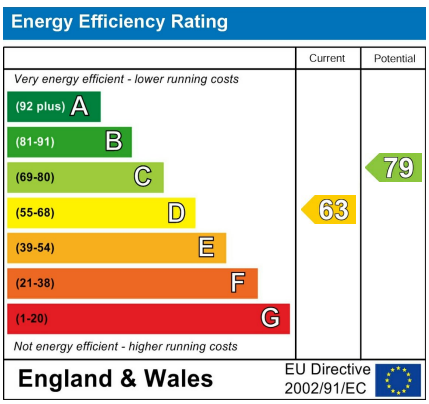
MONEY LAUNDERING REGULATIONS
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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-13.11.2026-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
63
79
England & Wales
EU Directive 2002/91/EC