



### 67 Areley Common, Stourport-On-Severn, DY13 0NG

This traditional terraced house is available with the distinct advantage of No Upward Chain and situated along this popular residential location within the popular area of Areley Kings which offers easy access to the amenities close by of a Coop 'Village' Store, Pharmacy, bus links, main road networks leading to Bewdley, Worcester or the Town Centre, plus recreational park and Village Hall. The interior accommodation briefly comprises a living room, dining room, kitchen, and bathroom to the ground floor and two bedrooms to the first floor. Benefitting further from gas central heating, and rear garden. Call today to book your viewing available with No Upward Chain.

EPC Band TBC.  
Council Tax Band B.

**Offers Around £169,950**

## 67 Areley Common, Stourport-On-Severn, , DY13 0NG

### Entrance Door

Opening to the living room.

### Living Room

11'5" into alcove x 10'9" (3.50m into alcove x 3.30m)



Having a double glazed window to the front, radiator, coving to the ceiling, feature brick fireplace with side plinth (current fire disconnected), and door to the inner lobby.



### Inner Lobby

Having stairs to the first floor landing, and door to the dining room.

### Dining Room

11'1" into alcove x 10'2" (3.40m into alcove x 3.10m)



With a double glazed window to the rear, radiator, fitted storage cupboard, and doors to the cellar and kitchen.

### Kitchen

10'5" max, 6'2" min x 7'2" max (3.20m max, 1.90m min x 2.20m max)



Fitted with wall and base units having a worksurface over, built in oven and hob, single drainer sink unit with mixer tap, tiled splash backs, space for domestic appliance, plumbing for washing machine, radiator, tiled flooring, double glazed window and single glazed window to the side, and door to the rear lobby.

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### Rear Lobby

Storage cupboard, tiled flooring, and doorway to the bathroom.

### Bathroom



Fitted with a bath, separate shower enclosure, w/c, pedestal wash basin, tiled flooring, single glazed window to the rear, and radiator.

### First Floor Landing

With doors to both bedrooms

### Bedroom One

11'5" into alcove x 10'9" (3.50m into alcove x 3.30m)



Having a double glazed window to the front, storage cupboard, cupboard housing the boiler, and radiator.

### Bedroom Two

11'5" into alcove x 9'10" (3.50m into alcove x 3.00m)



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

### Outside

Having a small fore garden.

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## Rear Garden



With a pathway to the garden which is laid mainly to lawn, low level fencing and gate leads to a further lawn.



## Rear Elevation



## Council Tax

Wyre Forest DC - Band B.

## 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.

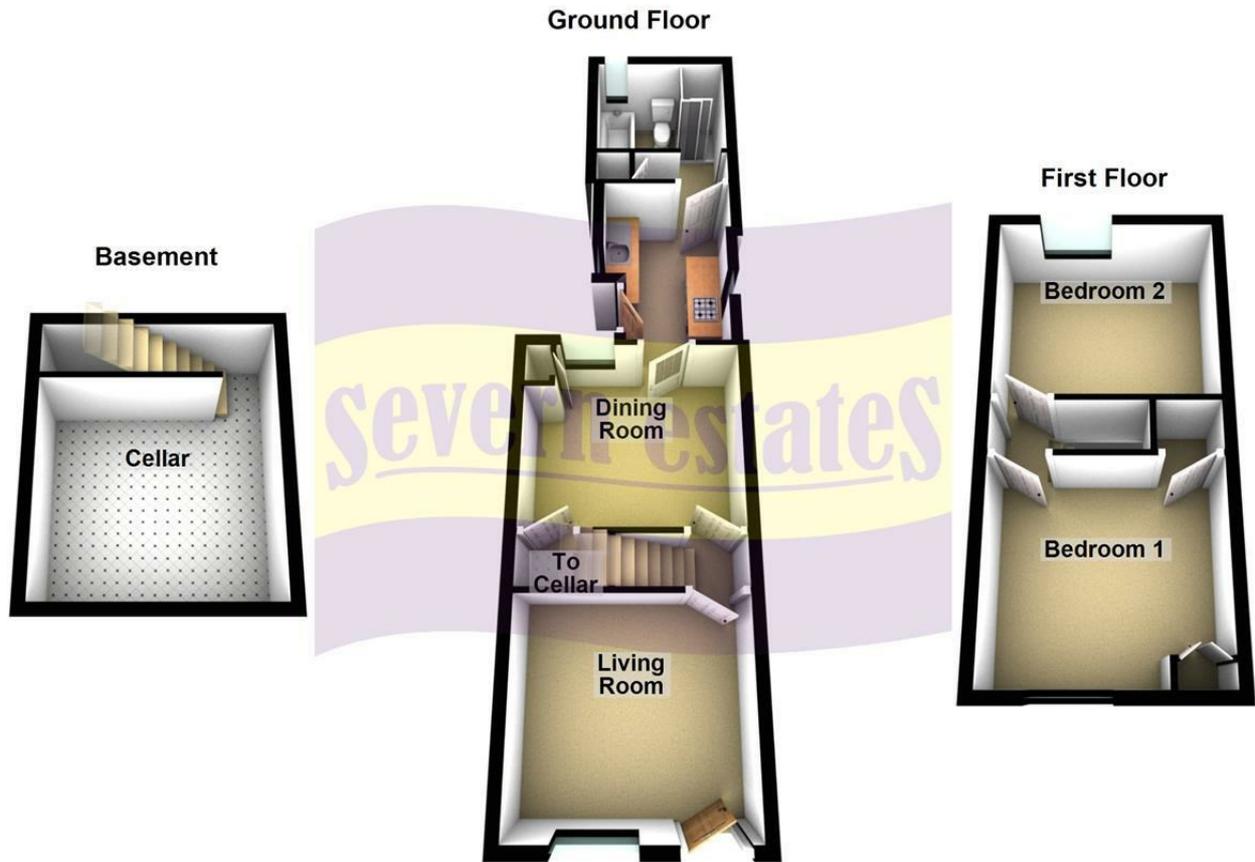
## Disclaimer

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-090525-V1.0





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	