



## 26 Olympus Gardens, Stourport-On-Severn, DY13 9JX

Severn Estates are delighted to bring to market this end terraced house which is situated within this popular cul-de-sac location on the Hartlebury side of Stourport and offers great access to the highly regarded Wilden All Saints Primary School and the main road networks leading to Stourport on Severn and Kidderminster, plus the great benefit of easy access to Hartlebury Common, great for those with dogs or enjoy walks. The property has been well cared for by the current owner and briefly comprises a kitchen, and living room to the ground floor, two bedrooms, and shower room to the first floor. Benefitting further from double glazing, driveway, gas central heating, and rear garden. Early inspection is essential to appreciate the property on offer.

EPC band D.  
Council Tax Band B.

**Offers Around £189,950**

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### Entrance Door

Opening to the hall.

### Hall

With stairs to the first floor landing, radiator, doors to the kitchen, and living room.

### Kitchen

9'6" x 5'10" (2.90m x 1.80m)



Fitted with wall and base units having a complementary work surface over, single drainer sink unit with mixer tap, plumbing for washing machine, space for domestic appliance, tiled splash backs, radiator, coving to the ceiling, and double glazed window to the front.

### Living Room

13'1" x 12'1" (4.00m x 3.70m)



Having double glazed double doors with side panels opening to the rear garden, radiator, understairs storage cupboard, and coving to the ceiling.



### First Floor Landing

With doors to both bedrooms, and shower room, plus loft hatch, and coving to the ceiling.

### Bedroom One

13'1" max, 9'6" min x 9'6" max (4.00m max, 2.90m min x 2.90m max)



Having a double glazed window to the front, radiator, and coving to the ceiling.

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### Bedroom Two

12'1" max x 6'2" max (3.70m max x 1.90m max)



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

### Shower Room



Fitted with a shower enclosure with tiled surround, pedestal wash basin, w/c, part tiled walls, radiator, and double glazed window to the rear.

### Outside



Having a driveway providing off road parking, and a stone-gravelled frontage, plus the added benefit of gated side access.

### Rear Garden



With a patio spanning the rear of the property, leading to the artificial lawn with side path and encompassed by borders.

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## 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.

## 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.

## 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.

## 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.

## Agents Note

Please be advised the sale of the property is subject to the grant of probate.

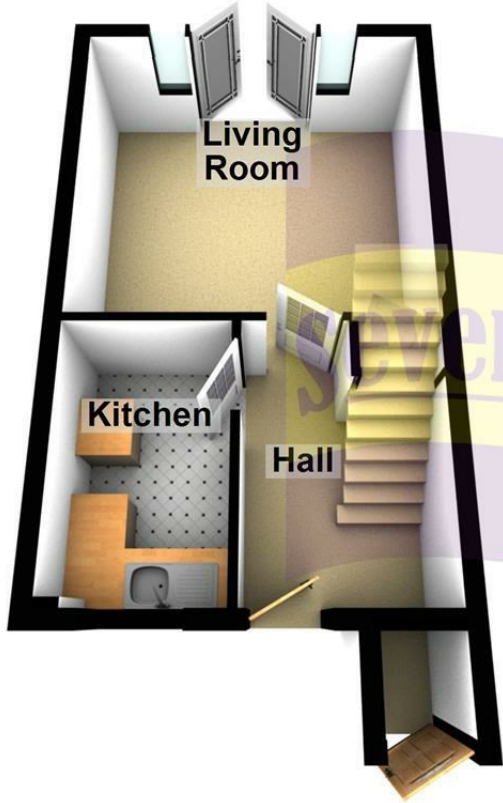
## Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

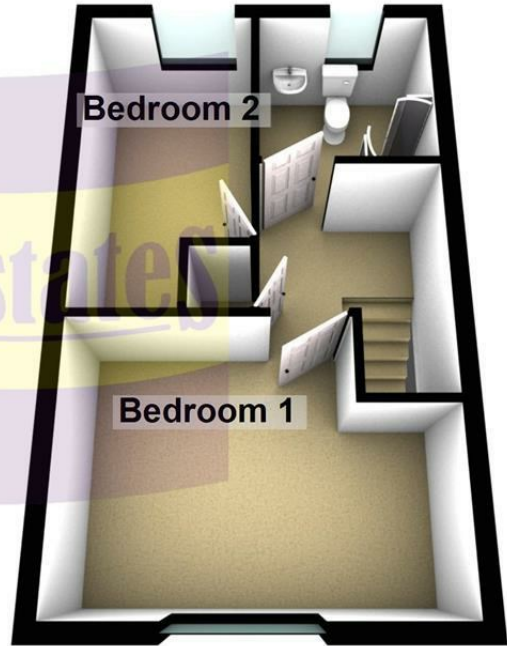
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RF-260326-V1.0

## Ground Floor



## First Floor



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>		
(55-68) <b>D</b>	68	76
(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 