Severn Estates
40 High Street, Stourport on Severn
Worcestershire, DY13 8BS
01299 826777
sos@severnestateagents.co.uk
www.SevernEstateAgents.co.uk

41 Cherry Tree Walk, Stourport-On-Severn, DY13 0JT

We are delighted to offer For Sale this well presented semi detached house is situated in a cul-de-sac position within the popular Astley Cross area located towards the edge of Stourport on Severn, which offers easy access to the local amenities including a Londis 'Village' store, pharmacy, recreational park plus easy access to road links leading to Stourport Town Centre, Bewdley and Worcester. The internal accommodation which has been well cared for by the current owners briefly comprises of an open plan lounge / diner and kitchen to the ground floor, three bedrooms and bathroom to the first floor. The property benefits further from a gas central heating system, double glazing, off road parking with an E.V charging point.
Council Tax Band C.
Epc Band D.

Offers Around £210,000

41 Cherry Tree Walk, Stourport-On-Severn, , DY13 0JT

Entrance Door
Being double glazed and opens into the reception hall.

Reception Hall
Having a staircase to the first floor landing, radiator, doors to the lounge / diner and the kitchen.

Open Plan Lounge / Diner
15'5" max 8'10" min x 14'5" max 10'9" min (4.7m max 2.7m min x 4.4m max 3.3m min)

Having double glazed double doors to the rear, feature fire surround with electric fire, double glazed window to the rear, radiator and coving to the ceiling.

Lounge Area

Dining Area

Kitchen
10'5" x 8'10" (3.2m x 2.7m)

Fitted with wall and base cabinets with green doors, butchers block effect work surface over, single drainer sink unit with mixer tap, built in stainless steel oven with gas hob, plumbing for washing machine, double glazed window to the front and part tiled walls.

First Floor Landing
Having a double glazed window to the side, access to the loft space and doors to the bedrooms and bathroom.

41 Cherry Tree Walk, Stourport-On-Severn, , DY13 0JT

Bedroom One
13'9" x 8'10" (4.2m x 2.7m)

Having a double glazed window to the front and radiator.

Bedroom Two
11'1" x 8'2" (3.4m x 2.5m)

Having a double glazed window to the rear and radiator.

Bedroom Three
8'2" x 6'10" (2.5m x 2.1m)

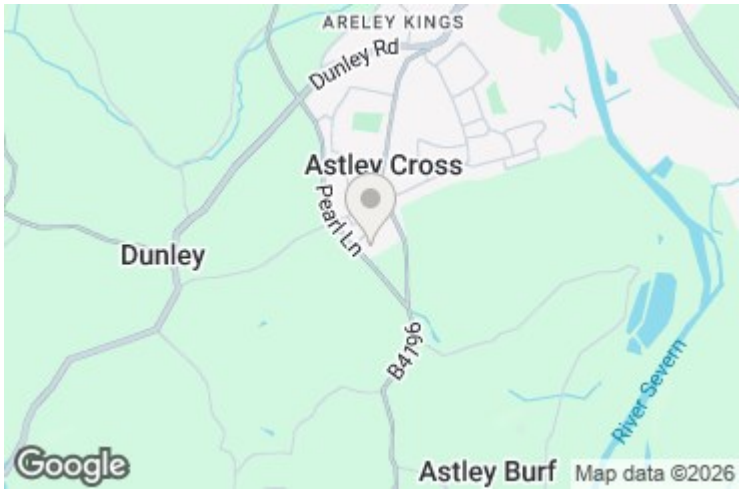
Double glazed window to the rear and radiator.

Bathroom
Fitted with a white suite comprising a panel bath, pedestal wash hand basin, W/C, part tiled and wooden panelling to the walls and double glazed window to the front.

Outside

41 Cherry Tree Walk, Stourport-On-Severn, , DY13 0JT

Rear Garden



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.

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.

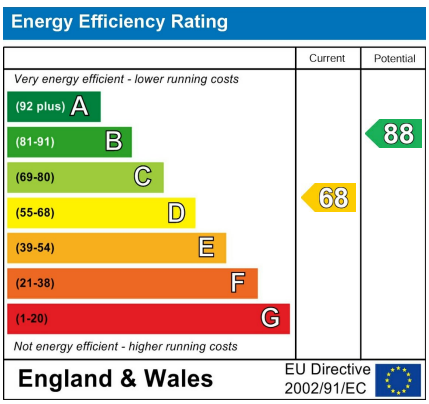
Disclaimer

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.

Council Tax

RP-24/06/2025-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
68
88
England & Wales
EU Directive 2002/91/EC