



5 The Osiers, Stourport-On-Severn, DY13 9GB

We are delighted to offer For Sale this modern two bedroom end-terraced house that is situated towards the edge of this popular residential estate on the Hartlebury side of Stourport on Severn which offers easy access to the Town Centre, main road networks, Wilden Primary School and Hartlebury Common. The property is an ideal first time purchase or buy to let property which briefly comprises a living room, kitchen diner and cloakroom to the ground floor, two bedrooms and bathroom to the first floor. Benefiting further from double glazing, gas central heating, allocated parking space and rear garden. Contact us today to book your viewing. Available with No Upward Chain.

EPC Band Tbc
Council Tax Band B.

Offers Around £239,950

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Entrance Door

Opens into the lounge.

Lounge

15'1" max x 11'5" (4.6m max x 3.5m)



Having a double glazed window to the front, gas fire with surround, staircase to the first floor landing, radiator, understairs area and door to the inner lobby.

Inner Lobby

Having doors to storage cupboard, cloakroom and walkthrough to the kitchen.

Cloakroom

Having a wall mounted wash hand basin, W/C, radiator and tiled flooring.

Kitchen

11'9" x 8'6" (3.6m x 2.6m)



Fitted with wall and cabinets with complimentary work surface over, one and a half bowl sink unit with mixer tap, built in oven and gas hob, space for domestic appliance, plumbing for washing machine, tiled flooring, wall mounted boiler, double glazed window and door to the rear.

First Floor Landing

Having access to the loft space, doors to the bedrooms and the bathroom.

Bedroom One

11'9" x 11'5" max 9'2" min (3.6m x 3.5m max 2.8m min)



Having two double glazed windows to the front, built in wardrobe, radiator and storage cupboard.

Bedroom Two

11'9" x 8'6" (3.6m x 2.6m)



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

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Bathroom

6'10" x 3'3" 22'11" (2.1m x 1.7m)



Having a white suite comprising a panel bath with shower and screen over, pedestal wash hand basin, W/C, radiator, double glazed window to the side and tiled flooring.

Outside

Rear Garden



Having a paved patio leading to the lawn area, space for shed and a side access gate.

Rear Elevation

Allocated Parking

Allocated parking space.

Tenure - Not Verified

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

Council Tax Band

Wyre Forest District Council 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.

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-22.12.2025-V1



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