



10 Langdale Road, Stourport-On-Severn, DY13 0BD

This detached family home sits neatly to the corner of this quiet cul-de-sac upon the popular Areley Kings estate to the South side of Stourport on Severn. The location grants easy access to the main road networks leading to the Town Centre, Bewdley and Worcester, plus amenities located close by of a Primary School, Co-op 'Village' Store with post office, plus a pharmacy, pubs, recreational park and close to the countryside for walks and cycling.

The property would benefit from some generally updating but offers a fabulous opportunity moving forward for the new owners to stamp their own personality on the property. The well proportioned accommodation briefly comprises a lounge diner, kitchen, and cloakroom to the ground floor, three bedrooms, and bathroom to the first floor. Benefitting further from off road parking, garage, double glazing, and rear garden. Available with the great advantage of No Upward Chain, call today to book your viewing.

EPC - Band D.
 Council tax - Band C.

Offers Around £250,000

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Entrance Door

Opening to the porch.

Porch

With double glazed windows to the front and side, and door opening to the hall.

Hall

With stairs to the first floor landing, radiator, and doors to the lounge diner, kitchen, and cloakroom.

Kitchen

10'9" x 7'6" (3.30m x 2.30m)



Fitted with wall and base units having a complementary worksurface over, one and a half bowl sink unit with mixer tap, built in oven and hob with extractor fan over, plumbing for washing machine and domestic appliance, space for domestic appliance, part tiled splash backs, and double glazed window to the front.

Lounge Diner

19'0" x 11'5" (5.80m x 3.50m)



With double glazed sliding patio doors to the rear garden, double glazed window to the rear, feature fire place, radiator, and coving to the ceiling.

Lounge Area



Dining Area



Cloakroom



Having a w/c, wash basin, and radiator.

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First Floor Landing

With a double glazed window to the side, loft hatch, and doors to all bedrooms, and bathroom.

Bedroom One

14'5" x 9'2" (4.40m x 2.80m)



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

Bedroom Two

11'5" x 9'6" (3.50m x 2.90m)



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

Bedroom Three

9'2" x 7'10" (2.80m x 2.40m)



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

Bathroom



Having a bath with shower and screen over, wash basin set to base unit, w/c with concealed cistern, part tiled walls, double glazed window to the front, radiator, and airing cupboard.

Outside

With decorative fore garden, driveway and access to the garage.

Garage

Up and over door to the front.

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Rear Garden



Rear Elevation



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-290426-V1.0



Council Tax

Wyre Forest DC - band C.

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.

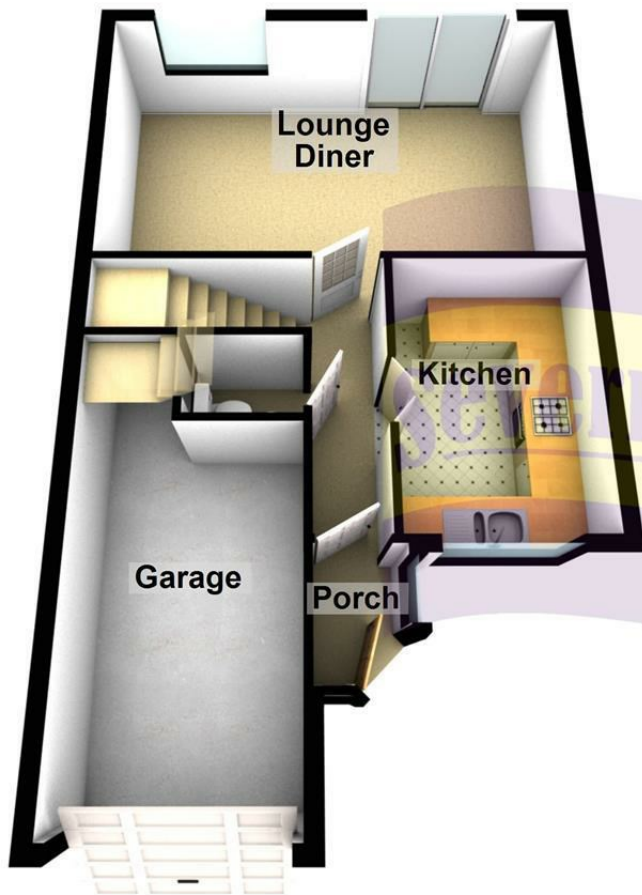
Fixtures & Fittings

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.

Ground Floor



First Floor



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		
	57	71
England & Wales	EU Directive 2002/91/EC	