



### 36 Lickhill Road, Stourport-On-Severn, DY13 8SA

#### Charming End-Terraced Home with No Upward Chain

This charming end-terraced house is offered for sale with No Upward Chain and would benefit from some modernisation, presenting an excellent opportunity for buyers looking to create a beautiful home tailored to their own tastes.

Situated on the fringe of the picturesque town of Stourport-on-Severn, the property enjoys convenient access to local amenities, transport links and the surrounding countryside. The town centre offers a variety of independent and high-street shops, pubs and bus links, while the nearby riverside provides picturesque walks and access to attractive green spaces, including the popular Memorial Park.

The accommodation briefly comprises a living room leading through to a dining room, kitchen and bathroom on the ground floor, with two bedrooms on the first floor. Further benefits include a lengthy rear garden, double glazing and gas central heating. With its convenient location, generous garden and scope for modernisation, this property offers a fantastic opportunity for first-time buyers, investors or those looking to create their ideal home. Book your viewing today and take the first steps towards making this charming property your own.

EPC Band - TBC.  
Council Tax Band - B.

**Offers Around £150,000**

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### Entrance Door

Opening to the living room.

### Living Room

11'1" x 10'9" max, 9'10" min (3.40m x 3.30m max, 3.00m min)



Having a double glazed window to the front, electric fire with brick surround and side plinth, radiator and walkthrough to the dining room.

### Dining Room

11'1" x 11'1" max, 9'6" min - inc. stairs (3.40m x 3.40m max, 2.90m min - inc. stairs)



Having a radiator, stairs to the first floor landing and door to the kitchen.

### Kitchen

12'1" max, 6'2" min x 8'6" max, 5'6" min (3.70m max, 1.90m min x 2.60m max, 1.70m min)



Fitted with wall and base units with complementary worksurface over, one and a half bowl sink unit with mixer tap, built in oven and hob with extractor fan over, radiator, tiled walls, skylight, space for domestic appliance, doors to the inner lobby and door to the rear garden.



### Rear Lobby

Having a cupboard with plumbing for washing machine and door to the bathroom.

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### Bathroom



Having a bath with tiled surround, pedestal wash basin, w/c, radiator and a double glazed window to the side.

### First Floor Landing

With doors to both bedrooms

### Bedroom One

11'1" x 11'1" max, 9'10" min (3.40m x 3.40m max, 3.00m min)



Having a double glazed window to the front and radiator.

### Bedroom Two

11'1" x 8'6" (3.40m x 2.60m)

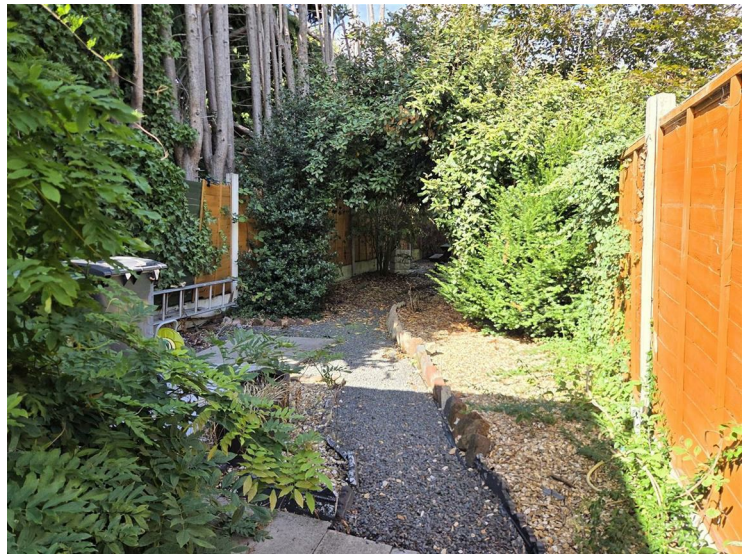


Having a double glazed window to the rear and radiator.

### Outside

Having a paved frontage.

### Rear Garden



A fine feature of the property with a meandering path running the majority of the garden passing through a patio area, lawn, and arriving at a further garden.

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### 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

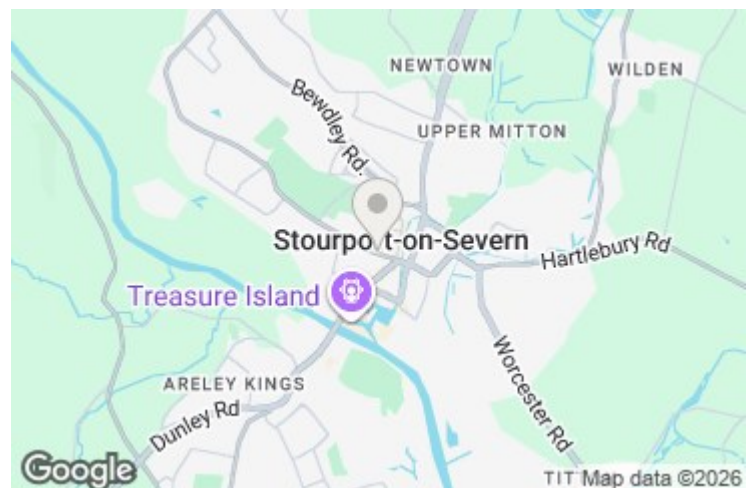
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### Disclaimer

MISREPRESENTATION ACT - PROPERTY  
MISDESCRIPTIONS ACT

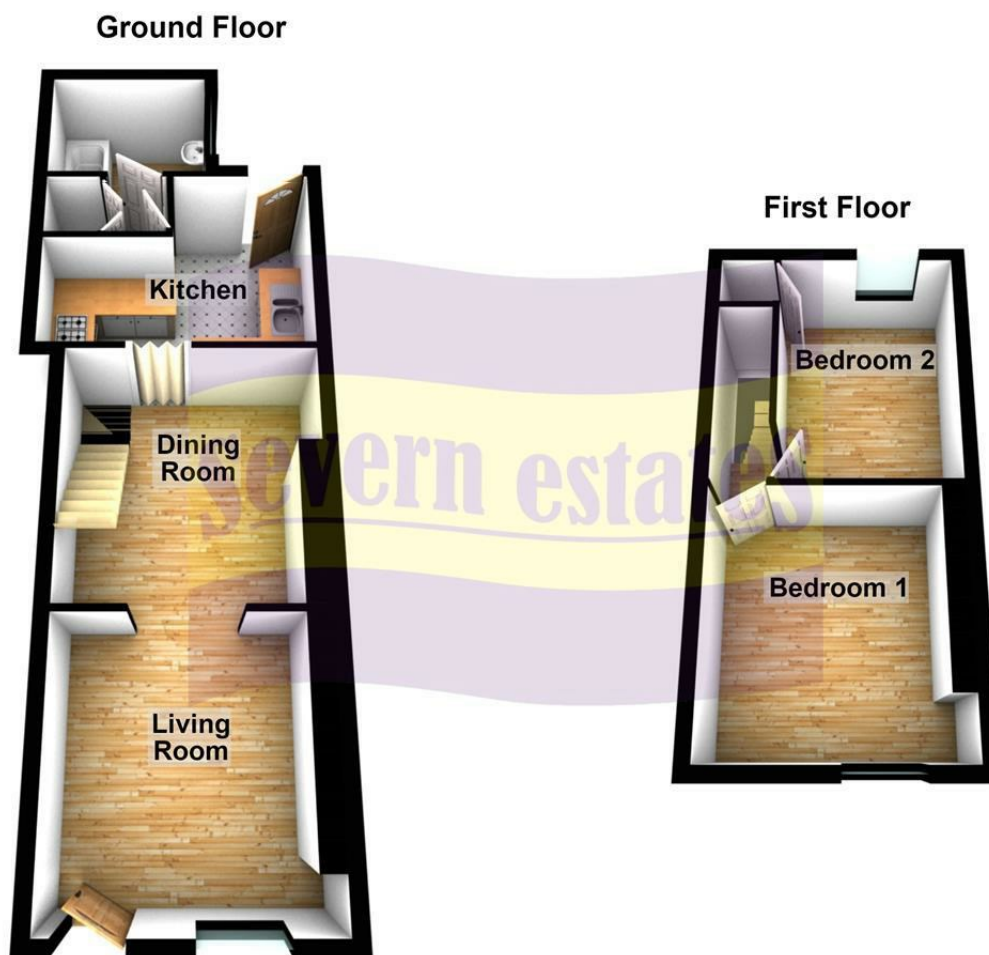
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

### RF-120926-V1.0



### Council Tax

Wyre Forest DC - Band



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