



39 Areley Common, Stourport-On-Severn, Worcestershire, DY13 0NG

This well presented two bedroom traditional end-terraced house is situated along popular residential location within the popular area of Areley Kings which offers easy access to the amenities close by of a Coop 'Village' Store, Pharmacy, bus links, main road networks leading to Bewdley, Worcester or the Town Centre, plus recreational park - ideal for those with children or dogs. The interior accommodation has been well improved upon by the current owner and briefly comprises a living room, dining room and kitchen to the ground floor and two bedrooms and shower room to the first floor. Benefitting further from gas central heating and generous rear garden. Act fast to avoid disappointment.

EPC Band D.
Council Tax Band B.

Offers Around £189,950

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Entrance Door

Opening to the living room.

Living Room

12'5" into alcove x 11'5" (3.80m into alcove x 3.50)



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



Lobby

With stairs to the first floor landing and door to the dining room.

Dining Room

12'5" into alcove x 11'5" (3.80m into alcove x 3.50m)



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

Kitchen

14'9" x 7'10" max (4.50m x 2.40m max)



Fitted with wall and base units with complementary worksurface over, single drainer sink unit with mixer tap, built in double oven and induction hob with hood over, space for domestic appliance, plumbing for washing machine, integrated dishwasher, tiled splash backs, radiator, inset spotlights, double glazed window to the rear and door to the rear garden with side panel.

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Outlook



First Floor Landing

With doors to both bedrooms and shower room.

Bedroom One

12'5" into alcove x 11'5" (3.80m into alcove x 3.50m)



Having a double glazed window to the front and radiator.

Bedroom Two

12'1" max, 11'1" min x 6'6" (3.70m max, 3.40m min x 2.00m)



Having a double glazed window to the rear and radiator.

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Shower Room



Fitted with a suite comprising a shower enclosure with panelled surround, fitted base units provide storage, with a wash basin over and w/c with concealed cistern, LED mirror, part tiled walls and tiled flooring, radiator, airing cupboard and double glazed window to the side.



Outside

Low maintenance frontage set behind a low level wall and gated side access.

Rear Garden



Local Area



Council Tax
Wyre Forest DC - band B.

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Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / 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-250326-V1.0



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	