

# Cottons

CHARTERED SURVEYORS

15 Gilgal, Stourport-On-Severn, DY13  
9AL

£85,000



- Grade II listed character property
- Two-bedroom end-terrace
- Traditional brick construction with tiled roof
- Double-fronted design
- Gas-fired central heating
- EPC Rating: E

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
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A Grade II listed, double-fronted, two-bedroom end-terrace property of traditional brick construction, surmounted by a tiled roof. The property is set back from the road behind a walled foregarden, providing a degree of privacy and character. Internally, the property benefits from partial double glazing and gas-fired central heating. The property is situated on Gilgal, with access from both Minster Road and Worcester Road, and is conveniently located approximately half a mile from the main shopping and amenities within Stourport-on-Severn town centre. The property is currently let on an Assured Shorthold Tenancy, generating a rental income of £580 per calendar month (£6,960 per annum). EPC-E

**Property Tenure**  
Freehold

**Council Tax Band**  
B

**Fixtures and Fittings**

All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

**ACCOMMODATION**

**Ground Floor**

**Lounge** 16' 7" x 12' 0" (5.05m x 3.66m)

**Dining Room (3.76m x 3.66m)** 12' 4" x 12' 0" (3.76m x 3.66m)

**Kitchen (3.56m x 2.62m)** 11' 8" x 8' 7" (3.56m x 2.62m)

**Downstairs WC**

**First Floor**

**Bedroom One (3.66m x 3.56m)** 12' 0" x 11' 8" (3.66m x 3.56m)

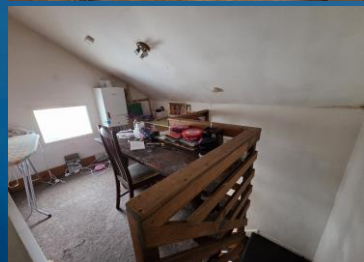
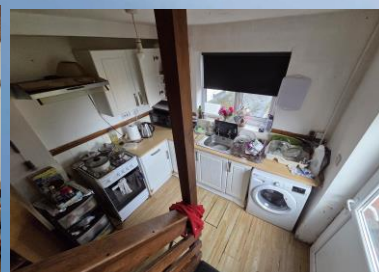
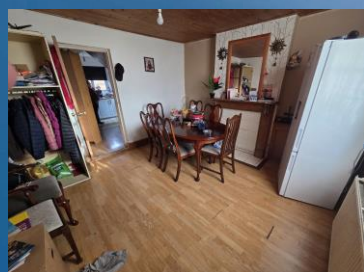
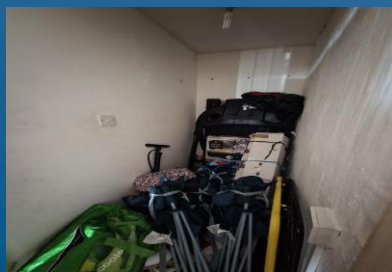
**Bedroom Two** 12' 0" x 9' 6" (3.66m x 2.90m)

**Bathroom**

**Landing/Study Area**

**Outside: Front: Walled foregarden**

**Outside: Rear: Shared communal lawned garden**



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