



54 Mill Road, Stourport-On-Severn, DY13 9GA

We are delighted to offer For Sale this modern style townhouse which is situated upon this popular and convenient location, offering easy access to the local amenities, including the highly regarded Wilden All Saints Primary School, main road networks leading, to Kidderminster, Worcester and Stourport on Severn Town Centre. The accommodation is situated over three floors which briefly comprises an entrance hall, living room, kitchen diner and cloakroom to the ground floor, two bedrooms, Jack & Jill bathroom and vanity area with stairs to the master bedroom to the first floor and a master bedroom with ensuite to the second floor. The property benefits further from a gas central heating system, double glazing and garage to the rear.

Council Tax Band D.
 EPC band C.

Asking Price £230,000

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Entrance Door

Opening to the hall.

Hall

With stairs rising to to the first floor landing, radiator, coving to the ceiling and door to the living room.

Living Room

15'5" x 10'5" max (4.70m x 3.20m max)



Having a double glazed bay window to the front, electric fire with surround (not tested), coving to the ceiling, door to the storage cupboard and door to the kitchen diner.

Living Room



Kitchen Diner

11'5" max, 7'10" min x 13'9" max, 8'6" min (3.50m max, 2.40m min x 4.20m max, 2.60m min)

Kitchen Area



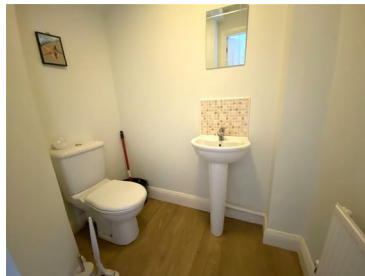
Fitted with wall and base units having complementary work surface over, built in oven and hob with stainless steel splashback, one and a half bowl sink unit with mixer tap, plumbing for washing machine, space for undercounter appliance, double glazed window to the rear and tiled flooring.

Dining Area



Having tiled flooring, double glazed double doors to the rear garden, radiator and door to the cloakroom.

Cloakroom



Fitted with a pedestal wash basin, w/c and radiator.

First Floor Landing

With doors to the Jack & Jill bathroom, bedrooms two and three, cupboard and vanity/study area of the master bedroom.

Bedroom Two

13'9" x 8'10" (4.20m x 2.70m)



Having two double glazed windows to the rear, two radiator and door to the Jack & Jill bathroom.

Bedroom Three

9'10" x 7'6" (3.00m x 2.30m)



Having a double glazed window to the front and radiator.

Jack & Jill Bathroom



Accessed via the landing or bedroom two, having a white suite comprising a bath, w/c, pedestal wash basin, plus separate shower enclosure, part tiled walls and radiator.

Vanity / Study Area

Ideal as a small study area or place for vanity unit with a double glazed window to the front, radiator, coving to the ceiling and stairs rising to the master bedroom.

Master Bedroom

22'7" max into bay x 13'9" max inc. stairs (6.90 max into bay x 4.20m max inc. stairs)



Having a double glazed window to the front, rear roof skylight, loft hatch, radiator, fitted wardrobe and door to the en suite shower room.

En Suite Shower Room



Fitted with a white suite comprising a shower enclosure with tiled surround, pedestal wash basin, part tiled walls, heated towel rail, extractor fan and roof skylight to the rear.

Outside

Having a small decorative frontage and garage to the rear.

Rear Garden

Garage En-Bloc



With an up and over door.

Council Tax

Wyre Forest DC - Band D.

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.

We understand that a service charge is payable, approximately £101.48 per annum (01/10/2025 - 30/09/2026) all interested parties should obtain verification through their solicitor

Tenure - Not Verified

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

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.

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.

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.

Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

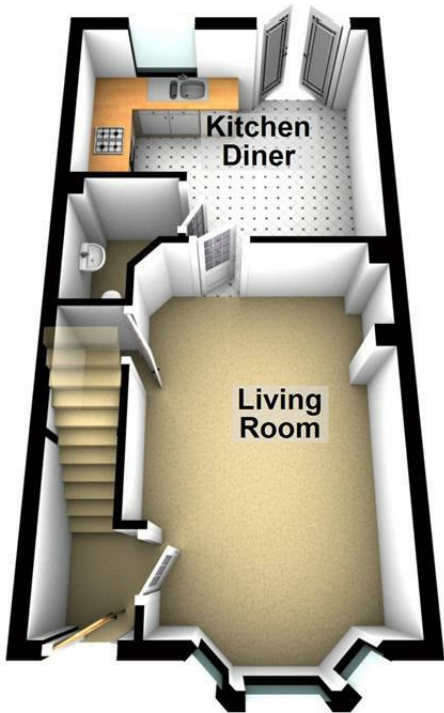
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

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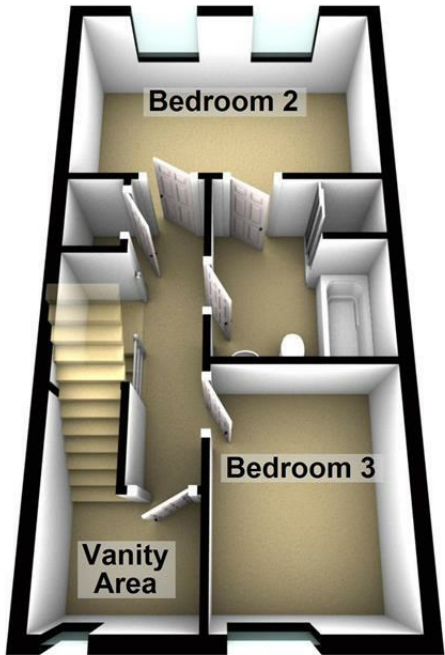
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Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 