



### 3 Olympus Gardens, Stourport-On-Severn, Worcestershire, DY13 9JX

This well presented 2 bedroom terraced house is situated in this popular cul-de-sac location on the Hartlebury side of Stourport and offers great access to the highly regarded Wilden All Saints Primary School and the main road networks leading to Stourport on Severn and Kidderminster, plus the great benefit of easy access to Hartlebury Common, great for those with dogs or enjoy walks. The property has been well cared for by the current owner and briefly comprises a living room and kitchen diner to the ground floor, two bedrooms and shower room to the first floor. Benefitting further from double glazing, driveway and additional plus additional parking space., gas central heating, and rear garden. Early inspection is essential to appreciate the property on offer.

EPC band C.  
Council tax band B.

**Offers Over £200,000**

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#### Entrance Door

Opening to the porch.

#### Porch

With a door to the living room.

#### Living Room

13'1" inc. stairs x 12'9" max (4.00m inc. stairs x 3.90m max)



With stairs to the first floor landing, feature electric fire with surround, radiator, coving to the ceiling, double glazed window to the front, an door to the kitchen diner.



#### Kitchen Diner

13'1" x 8'10" (4.00m x 2.70m)



#### Kitchen Area



Fitted with wall and base units with complementary worksurface over, single drainer sink unit with mixer tap, built in oven and hob with extractor fan over, plumbing for washing machine, space for under counter appliance, and double glazed window to the rear.

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### Dining Area



With double glazed double doors to the rear garden, radiator, and access to the under stairs storage space.

### First Floor Landing

Having doors to both bedrooms, shower room, loft hatch, storage cupboard, and coving to the ceiling.

### Bedroom One

10'9" max to w/robe x 9'6" max (3.30m max to w/robe x 2.90m max)



With a double glazed window to the front, radiator, storage cupboard, built in wardrobe, and coving to the ceiling.

### Bedroom Two

9'6" x 6'2" (2.90m x 1.90m)



With a double glazed window to the rear, radiator, built in wardrobe, and coving to the ceiling.

### Shower Room



Fitted with a shower enclosure, w/c, pedestal wash basin, part tiled walls, radiator, and double glazed window to the rear.

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## Outside



Having a driveway providing off road parking, plus an additional parking space opposite.



## Rear Garden



Having a slabbed patio area leading to a small section of artificial lawn with a stocked gravelled section thereafter.

## Council Tax

Wyre Forest DC - Band B.

## 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

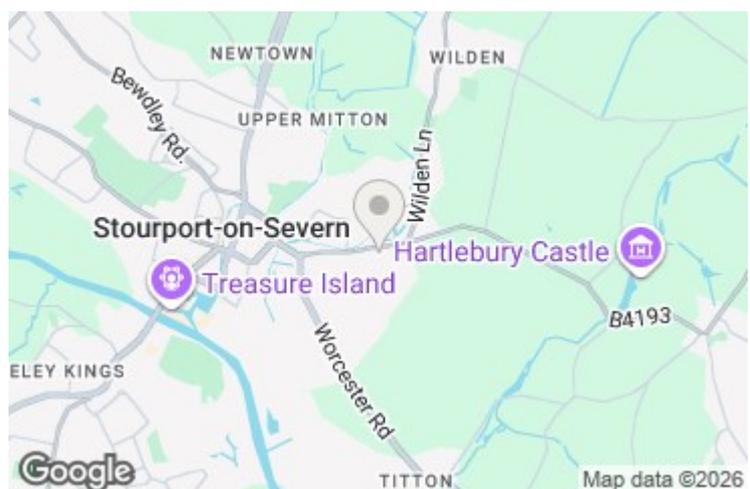
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

## Disclaimer

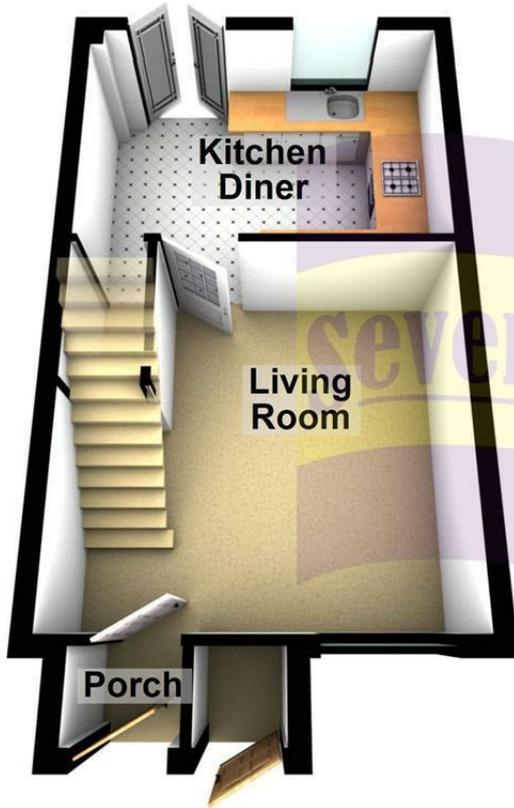
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

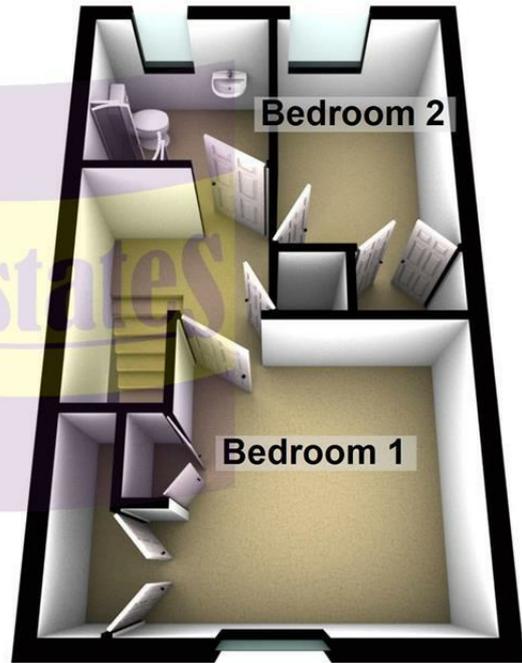
## RF-211125V1.0



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	