



### 33 Berkeley Crescent, Stourport-On-Severn, DY13 0HJ

This extended link-detached bungalow offers a versatile layout and available with the distinct advantage of No Upward Chain. Situated in a cul-de-sac position amongst a run of similar properties and the benefit of the local amenities close by in Areley Kings of a Co-op 'Village' Store, pharmacy, bus links and access to the main road networks, plus countryside walks on your doorstep. Having been lovingly cared for the bungalow would benefit from some generally updating but offers a fabulous prospect moving forward with the layout briefly comprising a living room, breakfast kitchen, three bedrooms (flexible in their use), and shower room. Benefiting further from a garage, off road parking, and an open aspect to the rear. Viewing is essential to appreciate the property on offer, available with No Upward Chain.

EPC Band TBC.  
Council Tax Band D.

**Offers Around £265,000**



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#### Entrance Door

Opening to the porch.

#### Porch

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

#### Hall

Having a radiator, coving to the ceiling, storage cupboard, and doors to the living room, breakfast kitchen, shower room, bedroom one, and bedroom two.

#### Bedroom One

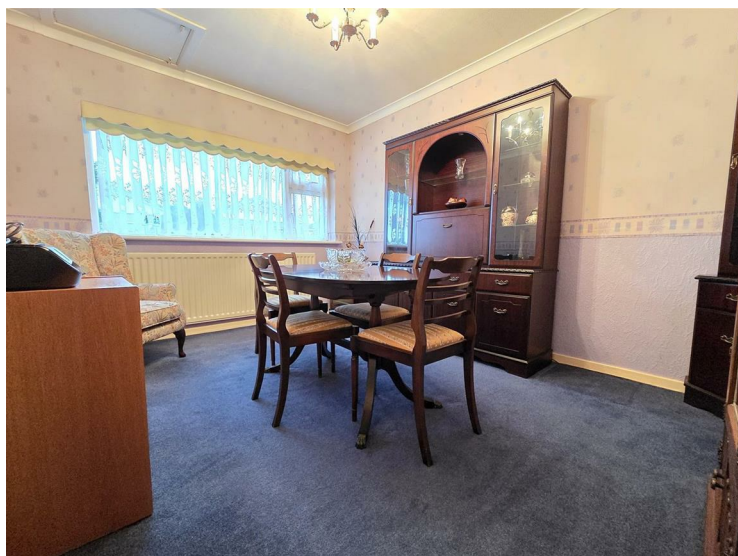
12'5" x 11'1" - inc. w/robes (3.80m x 3.40m - inc. w/robes)



Having fitted wardrobes with matching shelving and drawer unit, radiator, coving to the ceiling, and double glazed window to the front.

#### Bedroom Two

12'5" x 10'2" (3.80m x 3.10m)



A versatile room that could, and currently, be utilised as a dining room, or its original intention of a bedroom, having a double glazed window to the front, radiator, coving to the ceiling, and loft hatch.

#### Living Room

20'0" x 11'1" (6.10m x 3.40m)



Having been extended to the rear, with a double glazed sliding patio door opening to the rear garden, double glazed window to the side, door to the bedroom three / office, feature fireplace, and coving to the ceiling.





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### Bedroom Three / Office

10'9" x 7'2" (3.30m x 2.20m)



Offering use as a third bedroom, office or hobby room, having a double glazed window to the rear, coving to the ceiling, and radiator.

### Breakfast Kitchen

14'9" x 10'5" max, 8'6" min (4.50m x 3.20m max, 2.60m min)



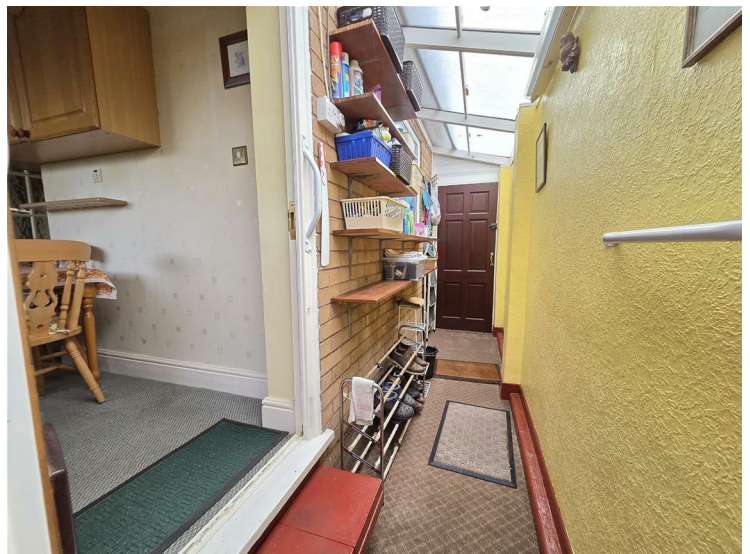
Fitted with wall and base units with worksurface over, one and a half bowl sink unit with mixer tap, built in oven and hob, space for domestic appliance, plumbing for washing machine and domestic appliance, space for under counter appliance, tiled splash backs, double glazed window to the rear, and door to the side passage.



### Kitchen Outlook



### Side Passage



A useful addition, great for storage and having doors to the front, and rear.



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### Shower Room



Fitted with a suite comprising a bidet, shower enclosure with tiled surround, base units with inset wash basin, storage and w/c with concealed cistern, plus radiator, inset spot lights and window to the side passage.

### Outside



Having a decorative garden area, block paved driveway to the side providing off road parking, and access to the garage, plus an additionally block paved driveway providing further off road a parking.

### Garage

With an up and over door to the front.

### Rear Garden



### Rear Elevation



### Council Tax

Wyre Forest DC - Band D.

### 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.

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#### Floorplan

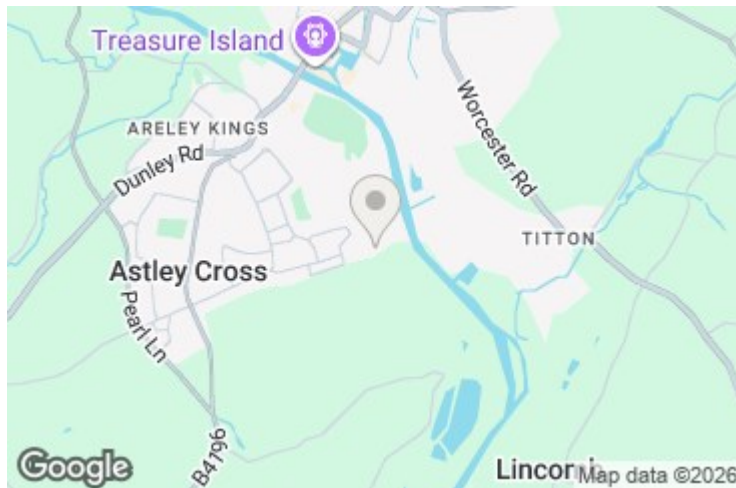
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

#### Disclaimer

MISREPRESENTATION ACT - PROPERTY  
MISDESCRIPTIONS ACT

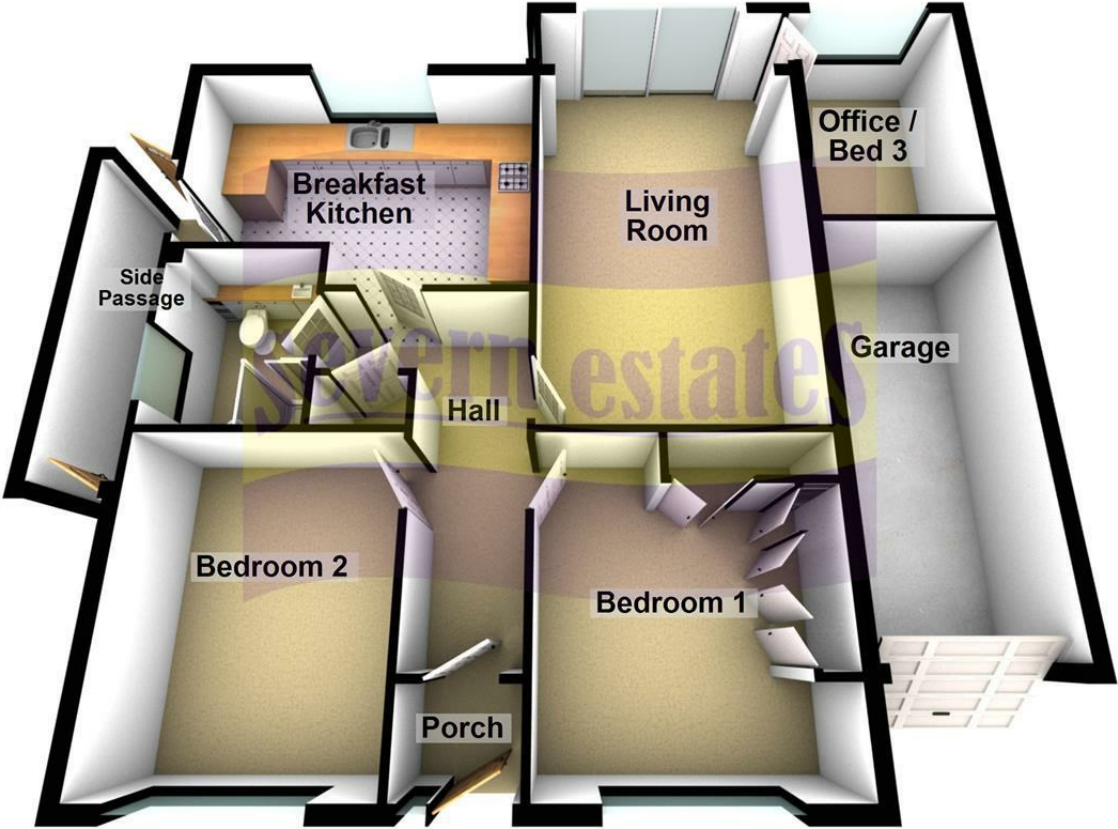
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RF-240126-V1.0





Berkeley Crescent



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	