



**20 Francis Road, Stourport-On-Severn, DY13 8PL**

This semi-detached house is situated upon this highly sought after location which offers easy access to the main road networks leading to the Town Centre, Kidderminster, and Bewdley, plus the benefit of a local convenience store. The internal accommodation has been well cared for and benefits from a large reception room - which could be used as either a lounge diner or large living room, plus an extended kitchen diner to the ground floor, three bedrooms, and bathroom to the first floor. Benefiting further from gas central heating, double glazing, off road parking, and rear garden. Call today to book your viewing.

EPC Band D.  
Council Tax Band C.

**Offers Around £265,000**

## 20 Francis Road, Stourport-On-Severn, , DY13 8PL

### Entrance Door

Situated within an open porch, having a double glazed side panel, and opening to the hall.

### Hall

Having stairs to the first floor with storage cupboards beneath, coving to the ceiling, sliding door to the kitchen diner, and door to the lounge diner.

### Lounge Diner

23'3" x 12'9" max, 11'5" min (7.10m x 3.90m max, 3.50m min)



A versatile and spacious reception room which could be utilised as a lounge diner, or large living room. Having two double glazed windows to the front, double glazed window to the side, and two radiators.

### Lounge Area



### Dining Area



### Extended Kitchen Diner



### Dining Area

8'10" x 7'10" (2.70m x 2.40m)



Having a radiator, coving to the ceiling, and open plan to the kitchen area.

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### Kitchen Area

11'9" x 8'10" (3.60m x 2.70m)



Fitted with wall and base units having complementary worksurface over, single drainer sink unit with mixer tap, built in oven and hob with extractor fan over, tiled splash backs, space for domestic appliance, plumbing for washing machine, tiled flooring, double glazed windows to the side and rear, and door opening to the rear garden.

### First Floor Landing

With a double glazed window to the rear, and doors to all bedrooms and bathroom.

### Bedroom One

11'5" x 11'5" (3.50m x 3.50m)



With a double glazed window to the front, and radiator.

### Bedroom Two

11'5" x 11'5" (3.50m x 3.50m)



With a double glazed window to the front, and radiator.

### Bedroom Three

8'2" x 7'10"\* inc. bulk head (2.50m x 2.40m\* inc. bulk head)



With a double glazed window to the rear, and radiator.

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### Bathroom



Fitted with a corner bath, separate shower enclosure, wash basin set to base unit, and w/c, plus double glazed window to the rear, part tiled walls, and radiator.

### Outside

Having a driveway providing off road parking.

### Rear Garden

Having a slabbed patio area leading to the lawn.



### Council Tax

Wyre Forest DC - Band C.

### 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

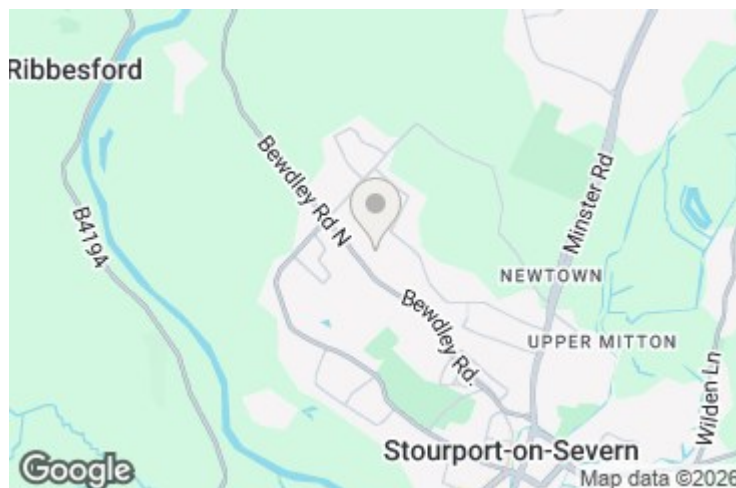
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### Disclaimer

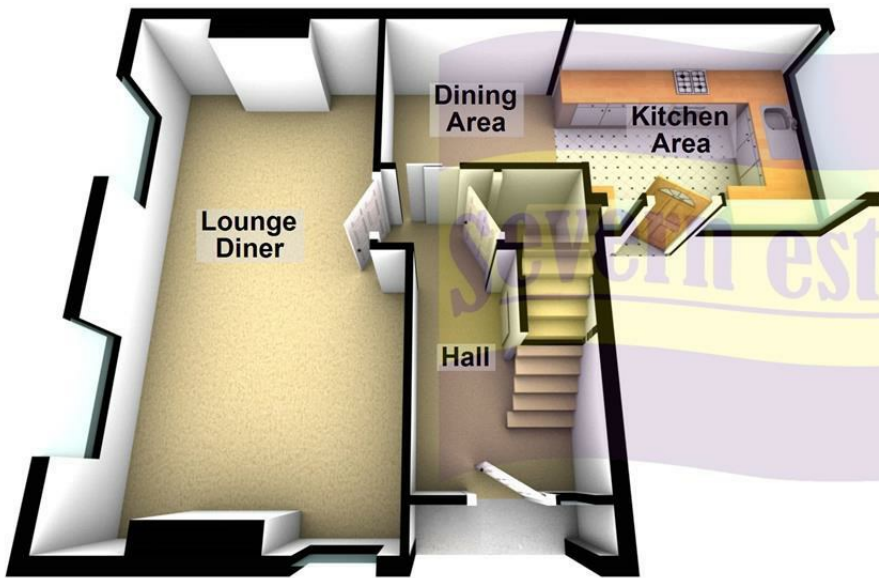
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

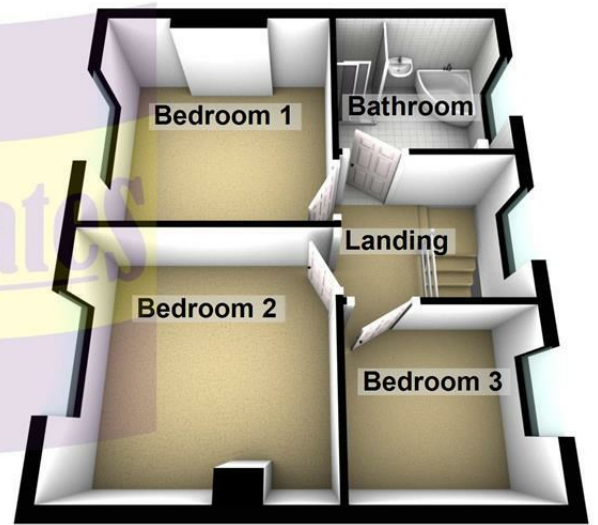
### RF-230725-V1.0



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>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	67	
(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	