

The logo for Severn Estates, featuring the company name in a stylized purple font on a yellow banner with purple borders.

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83 Areley Common, Stourport-On-Severn, Worcestershire, DY13 0NG

An absolute charming semi-detached house situated upon this popular residential area of Stourport on Severn giving great access to the local amenities including 'Village' store, pharmacy, recreational park, along with the main road networks leading to the Town Centre plus Worcester and Bewdley. Set along a walk way with gated access to the frontage and further gated access to the side with entrance door. The property is presented to an incredibly high standard and comprises a living room, kitchen diner and bathroom to the ground floor and two bedrooms to the first floor. Benefitting further from rear garden with decked area, gas central heating and majority double glazing. Early inspection is essential to appreciate the property to its fullest, call today to book your viewing. EPC band D.

Offers In The Region Of £159,950

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Entrance Door

Located to the side and opening to the entrance hall.

Entrance Hall

With a radiator, doors to the kitchen diner, living room, bathroom and stairs to the first floor landing with storage cupboard beneath.

Living Room

12'5" x 12'1" (3.80m x 3.70m)



Having a double glazed window to the rear and door opening to the decked area of the rear garden, radiator and feature ornate fire grate.



Kitchen Diner

11'9" max, 5'2" min x 10'9" max, 7'2" min (3.60m max, 1.60m min x 3.30m max, 2.20m min)



Having been fitted with a wall and base units having complementary work surface over, single drainer sink unit with mixer tap, built in oven and hob with hood over, plumbing for washing machine, space for domestic appliance, tiled splash backs, radiator and dining space.

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Dining Space



Bathroom



Having been fitted with a suite comprising a panelled bath with tiled surround and shower with screen over, pedestal wash basin with tiled splash backs, w/c, extractor fan and radiator.

First Floor Landing

With a secondary glazed window to the side and doors to bedrooms one and two.

Bedroom One

12'9" max x 12'1" (3.90m max x 3.70m)



Having a double glazed window to the rear and radiator.



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Bedroom Two

9'6" x 8'2" (2.90m x 2.50m)



Having a double glazed window to the front, radiator and high level store cupboard.

Rear Garden



Having a decked area to the rear of the property leading to the lawn with established borders.

Outside



Situated along a walk way with gate opening the paved frontage with brick shed and further gate leading to the side where the entrance door is located.

Rear Elevation



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.

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-150221-V1.0




Ground Floor



First Floor



| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 55 | 57 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |