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### 9 Callow Close, Stourport On Severn, Worcestershire, DY13 0LN

**\* Unexpectedly back on the market \***

An absolutely beautiful three bedroom semi-detached house situated along this quiet cul-de-sac on the ever popular Areley Kings estate which offers great access to the local amenities including Londis 'Village' Store, pharmacy, primary school, recreational park and road links leading to Worcester, Bewdley and the Town Centre. Having been incredibly well cared for by the current owner the property offers spacious accommodation which briefly comprises a living room with stylish spiral staircase, kitchen diner and conservatory to the ground floor, three bedrooms and bathroom to the first floor. Benefitting further from gas central heating, double glazing\* (\*Where specified), rear garden, garage and off parking. Internal inspection is essential to appreciate the property on offer, call today to book your viewing. EPC band D.

**Offers In The Region Of £215,000**



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### Entrance Door

Being double glazed with side panel and opening to the porch.

### Porch

With door to the garage and living room.

### Living Room

15'1" x 15'1" (4.60m x 4.60m)



Having a full length double glazed window to the front, stylish spiral stair case leading to the first floor landing, radiator and door to the kitchen diner.

### Kitchen Diner

15'1" x 9'6" (4.60m x 2.90m)



Fitted with a range of wall and base units having a complementary work surface over, feature floor to ceiling larder unit, single drainer sink unit with mixer tap, built in oven and hob with hood over, plumbing for dishwasher, space for domestic appliance, radiator, space for a dining table, tiled flooring, radiator and double doors to the conservatory.





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### Conservatory

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



Having a brick base with double glazed windows to the side and rear with double doors opening to the rear garden, tiled flooring and radiator.



### First Floor Landing



With a double glazed window to the side, loft hatch, radiator and doors to all bedrooms and bathroom.

### Bedroom One

12'1" max x 8'6" max (3.70m max x 2.60m max)



Having a double glazed window to the front, built in wardrobe and radiator.



### Bedroom Two

10'2" max x 8'6" max (3.10m max x 2.60m max)



Having a double glazed window to the rear, built in wardrobe and radiator.



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### Bedroom Three

9'2" x 6'6" (2.80m x 2.00m)



Having a double glazed window to the front and radiator.

### Bathroom



Fitted with a white suite comprising a panelled bath with shower and screen over, pedestal wash basin, w/c, part tiled walls, radiator, tiled flooring and double glazed window to the rear.

### Outside



Having a gravelled frontage providing off road parking and access to the garage.

### Garage

With an up and over door to the front, door to the porch area and door through to the utility.

### Utility Store

### Rear Garden



## Rear Elevation

### Agents Note

Please be advised that the photographs have been supplied by the vendor.

### 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

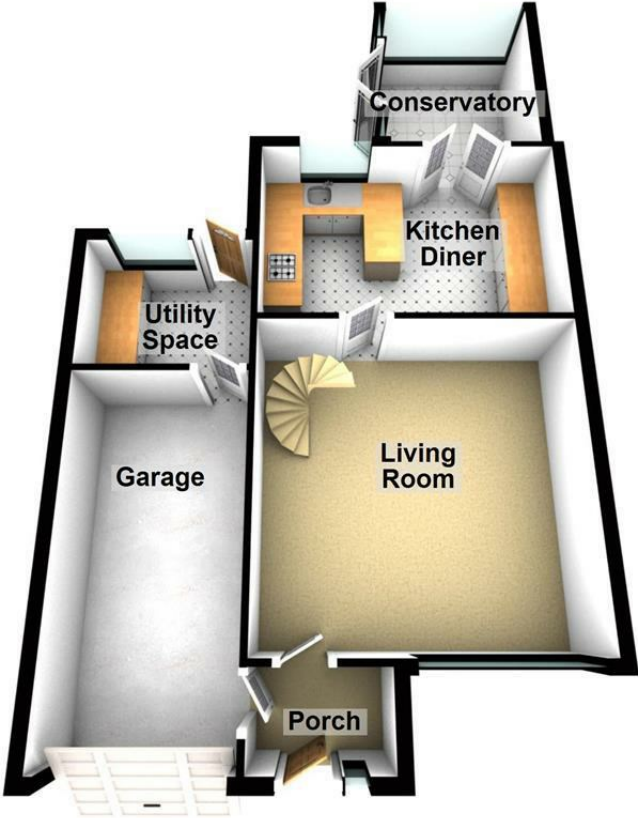
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

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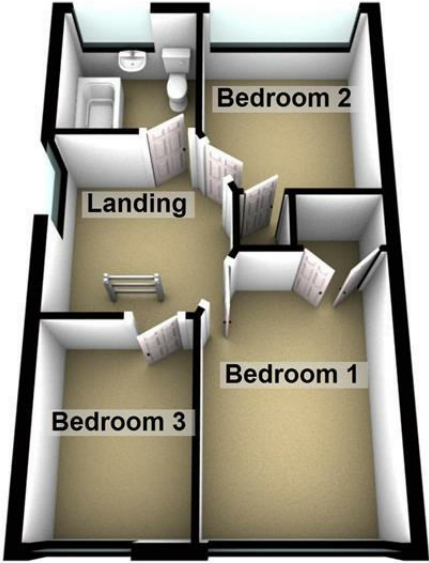




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	