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

This impeccably 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 bathroom to the first floor. Benefitting further from double glazing, allocated parking, gas central heating and a South facing rear garden. Early inspection is essential to appreciate the property on offer. EPC band D.

**Offers In The Region Of £170,000**



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## Entrance Door

Having an inset double glazed panel and opening to the hall.

## Hall

With a door to the living room.

## Living Room

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



Having a double glazed window to the front, radiator, stairs rising to the first floor landing, coving to the ceiling and door to the kitchen diner.



## Kitchen Diner

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



Fitted with wall and base units with complementary work surface over, built in oven and hob with extractor fan over, single drainer sink unit with mixer tap, tiled splash backs, plumbing for washing machine, space for domestic appliance, coving to the ceiling, under stair storage cupboard, radiator and double glazed double doors opening to the decked area of the rear garden.



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## Kitchen Area



## Bedroom One

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



## Dining Area



Having a double glazed window to the front, radiator and fitted wardrobe with additional storage and drawers.



## First Floor Landing

With doors to both bedrooms, bathroom and airing cupboard.



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## Bedroom Two

9'6" to w/robe x 6'2" (2.90m to w/robe x 1.90m)



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

## Bathroom

6'6" x 6'2" (2.00m x 1.90m)



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

## Rear Garden



A generally South facing garden having a decked area leading to the lawn with further seating area.



## 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.

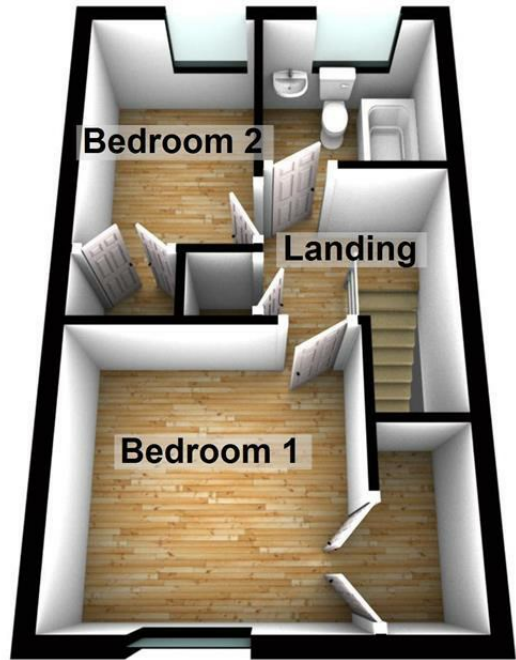
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## Ground Floor



## First Floor



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>93</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>67</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |