



24 Heathlands | | Stourport-on-Severn | DY13 9NS

Asking Price Of £198,000

An attractive two bedroom semi detached home in a quiet cul-de-sac location on the Worcester side of Stourport with views to open countryside. Internally the property requires some cosmetic updating. Accommodation comprises: Entrance Porch, Hallway, Kitchen, Living Room, Dining Area, Master Bedroom, Second Bedroom and Family Bathroom. The property benefits from gas central heating, double glazing, block paved driveway and a private garden bordering Hartlebury Common.

- TWO BED SEMI DETACHED
- PARKING FOR TWO CARS
- PRIVATE GARDEN
- CUL-DE-SAC LOCATION
- CENTRAL HEATING



Property Description

ENTRANCE PORCH

UPVC front door opens into tiled front porch with leaded double glazed window to front elevation. A second inner door leads to entrance hallway.

KITCHEN

8' 11" x 7' 2" (2.74m x 2.20m) The large leaded window floods this kitchen with morning light. With a range of wall and base units, stainless steel sink unit and space for appliances.

Beko electric cooker and gas hob.

Laminate flooring.

Central heating boiler and radiator.

Strip lighting.

LIVING ROOM

17' 2" x 11' 10" (5.25m x 3.62m) Large living room with adjoining dining area painted in soft grey with white painted woodwork.

Beige carpets.

Ceiling light point with glass shades.

Useful understairs storage.

Central heating radiator.

Open plan access to dining area.

Stairs to first floor.

DINING AREA

11' 9" x 8' 5" (3.60m x 2.59m) The well lit extended dining area with rear and side double glazed window elevations offers extra family space that opens via French doors into the garden. The soft grey decor continues the theme of the property.

Ceiling light point with glass shades.

Beige carpet.

Central heating radiator.

STAIRS/LANDING

Mahogany balustrades.

Blue carpet.

Cream walls.

Access to loft space.

MASTER BEDROOM

11' 11" x 8' 11" (3.64m x 2.74m) The master bedroom overlooks the rear garden and out across Hartlebury Common.

Decorated in pale grey with one feature wall.

Central heating radiator.

Beige carpet.

UPVC double glazed window.

BEDROOM TWO

11' 11" x 7' 4" (3.64m x 2.24m) A generous sized second bedroom with ample storage.

Bay wooden leaded double glazed window.

Ceiling light point.

Built in cupboard with hot water tank.

Separate storage cupboard with shelving.

Central heating radiator.

BATHROOM

The contemporary styled bathroom has a white suite comprising of panelled bath with chrome mixer tap and shower over, low level WC and pedestal wash basin.

The decor is part tiled walls, tiled floors.

Double glazed UPVC window to side elevation.

Central heating radiator.

GARDEN

A low maintenance private garden, fenced on three sides and bordering Hartlebury Common.

Gravelled area.

Paved area.

Side access.

FIXTURES AND FITTINGS

All carpets, curtains and appliances are included in the sale.

SERVICES

Mains water, sewerage, electricity and gas are connected at the property.

TENURE

We are assured that the property is freehold, this should be verified by your solicitor.

VIEWINGS

Viewings via Toner Estates Ltd.

Full property details and virtual tour available @on the market.com

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Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property, the measurements indicated are supplied for guidance only and as such must be considered incorrect.



Tenure

Freehold

Council Tax Band

Viewing Arrangements

Strictly by appointment

Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements