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36 Manor Road, Stourport-On-Severn, Worcestershire, DY13 9DW

We are delighted to offer For Sale this delightful semi detached house which is located in this quiet position close to the canal system and offering a short walk to Stourport on Severn Town Centre, whilst giving easy access to the main road networks leading to Kidderminster. The accommodation which would benefit from some upgrading comprises of a lounge, dining room, lobby, kitchen, cloakroom and bathroom to the ground floor, three bedrooms and a shower room to the first floor. The property benefits further from double glazing, electric heating and off road parking. Available with No Upward Chain. Epc Band Tbc.

Offers Around £149,950

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Entrance Door

Composite double glazed door opens into the reception hall.

Reception Hall

Staircase to the first floor landing and door to the lounge.

Lounge

12'5" max 11'5" min x 12'1" (3.8m max 3.5m min x 3.7m)



Having a double glazed bay window to the front with leaded effect lights, feature stone fire surround with stone hearth, electric storage heater and door to the dining room.

Dining Room

11'5" x 9'10" (3.50 x 3.0m)



Double glazed window to the rear with leaded effect lights, fire surround with stone hearth, electric storage heater, door to storage cupboard and inner lobby.

Inner Lobby

9'2" x 2'7" (2.8m x 0.8m)

Double glazed window to the side with leaded effect lights, tiled flooring, doors to cloakroom, kitchen and rear garden.

Kitchen

9'2" x 5'10" (2.8m x 1.8m)



Fitted with a range of wall and base cabinets with white doors and marble effect work surface over, single drainer sink unit with mixer tap, plumbing for washing machine, space for domestic appliance, cooker hood, plumbing for washing machine, part tiled walls, double glazed window to the rear with leaded effect lights and tiled flooring.

Cloakroom

5'2" x 2'7" (1.6m x 0.8m)

Toilet cistern, tiled flooring, double glazed window to the side and step up to the bathroom.

Bathroom

5'6" x 5'2" (1.7m x 1.6m)

Fitted with a panel bath, pedestal wash hand basin, part tiled walls, heated towel rail, double glazed window to the side with leaded lights and tiled flooring.

First Floor Landing

6'10" x 5'6" (2.1m x 1.7m)

Double glazed window to the side with leaded effect lights, access to the loft space, door to the airing cupboard, storage heater and doors to two bedrooms and the shower room (with access to bedroom three).

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Bedroom One

12'9" x 12'1" plus 3'11" x 2'11" (3.9m x 3.7m plus 1.2m x 0.9m)



Having two double glazed windows to the front with leaded effect lights, fitted wardrobes with sliding doors and storage heater.

Shower Room

7'2" x 5'10" (2.2m x 1.8m)



Fitted with a shower cubicle having a wall mounted shower, pedestal wash hand basin, W/C, part tiled walls, extractor fan and archway to bedroom three.

Bedroom Two

11'5" x 8'2" (3.5m x 2.5m)



Double glazed window to the rear with leaded effect lights.

Bedroom Three

9'6" x 9'2" (2.9m x 2.8m)



Double glazed window to the rear with leaded effect lights and storage heater.

Outside

Block paved driveway providing off road vehicular parking.

Rear Garden



Paved patio area with pathway leading to the lawn with shrubs and bushes.

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Services

The agent understands that the property has mains water / electricity /drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

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.

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.

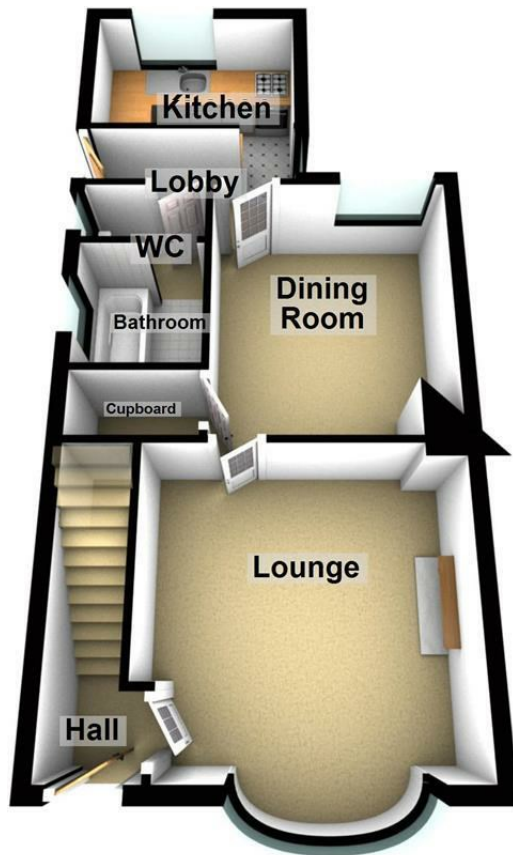
Disclaimer

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.


RP-15/01/20-V1

Ground Floor



First Floor



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 