



## 41 Areley Common, Stourport-On-Severn, Worcestershire, DY13 0NG

We are delighted to offer For Sale this delightful mid terraced house which is located within the popular Areley Kings village. Its position gives easy access to the local amenities such as the Village Store with post office, a pharmacy, Pubs and local bus links. The accommodation comprises of a sitting room, dining room, kitchen and bathroom to the ground floor, two bedrooms to the first floor. The property benefits further from a gas central heating system, double glazing and rear garden. Ideal for a Buy-to-Let property or First Time Purchase. Book your viewing early to avoid missing out. Epc Band Tbc D.

Offers Around £155,000

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## Entrance Door

Being half glazed and opens into the dining room.

## Dining Room

14'9" max 11'5" min x 12'5" (4.5m max 3.5m min x 3.8m)



Having a double glazed window to the front, stripped wooden flooring, feature fire surround with tiled backing and fire, built in storage cupboard, coving to the ceiling, radiator and door to the lobby.

## Lobby

Having a staircase to the first floor landing and door to the sitting room.

## Sitting Room

11'1" x 10'9" (3.4m x 3.3m)



Having a double glazed window to the rear, radiator, built in storage cupboard with stripped wooden doors and door to the inner lobby.

## Inner Lobby

12'9" x 3'11" (3.9m x 1.2m)

Having a double glazed window to the side, radiator, doors to the bathroom and kitchen.

## Kitchen

11'9" x 8'10" (3.6m x 2.7m)

Fitted with wall and base cabinets with wood effect doors and butchers block effect work surface over, single drainer sink unit with mixer tap, built in stainless steel oven and gas hob with hood over, inset spot light lights, double glazed windows to the rear, side and stable effect door to the rear.

## Ground Floor Bathroom

7'6" x 5'10" (2.3m x 1.8m)



Fitted with a white suite comprising of a panel bath with thermostatic shower and screen over, pedestal wash hand basin, W/C, part tiled walls, laminate flooring, double glazed window and heated towel rail.

## First Floor Landing

Having doors to bedrooms one and two.

## Bedroom One

12'5" x 11'5" (3.8m x 3.5m)



Having a double glazed window to the front, feature fire grate with wooden surround, tiled hearth, stripped wooden flooring and radiator.

**Bedroom Two**

12'5" x 11'5" (3.8m x 3.5m)



Having a double glazed window to the rear, feature fire grate with wooden surround, radiator, door to storage cupboard with access to the loft space.

**Outside**

Having a wall to the front with a gate opening in, paved and access to the front entrance.

**Rear Garden**



**Rear Garden**



**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 / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

**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.

**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.

**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-01/12/20-V1

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	