



40 High Street,
Stourport-on-Severn
Worcestershire DY13 8BS
Tel: 01299 826777
Fax: 01299 828686

2-4 Marlborough Street,
Kidderminster
Worcestershire DY10 1AY
Tel: 01562 748877
Fax: 01562 753489

www.severnestateagents.co.uk



79 Shrubby Street, Kidderminster, Worcestershire, DY10 2QY

We are pleased to offer For Sale this Traditional mid terraced house situated in this popular residential location having easy access to Kidderminster Town Centre and main road networks. The accommodation is situated over three floors and comprises of a lounge and dining kitchen to the ground floor, two bedrooms and bathroom to the first floor, loft bedroom with ensuite shower room. The property benefits further from a gas central heating system, double glazing and a long rear garden with access to rear parking. Offered with No Upward Chain. Book your viewing early to avoid missing out. Epc Band D.

Offers Around £179,950

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Entrance Door

Opens into the lounge.

Lounge

11'9" x 11'5" (3.6m x 3.5m)



Stripped wooden flooring, feature brick facing fire breast with inset log burner, double glazed window to the front, radiator and door to the inner lobby.

Inner Lobby

8'10" x 5'6" (2.7m x 1.7m)

Staircase rises to the first floor landing, door to the cellar and door to the dining / Kitchen.

Dining / Kitchen

11'9" x 11'5" (3.6m x 3.5m)



Fitted with a range of wall and base cabinets with wood effect doors and complimentary work surface over, glass fronted display cabinets, sink unit with mixer tap, built in double oven and gas hob, plumbing for domestic appliance, part tiled walls, tiled flooring, wall mounted boiler, double glazed window to the rear and door to the rear garden.

Dining / Kitchen - Cont



First Floor Landing

12'1" x 5'6" (3.7m x 1.7m)

Doors to bedrooms one, two and bathroom and a further door leads to the staircase to the loft bedroom.

Bedroom One

11'9" x 11'5" (3.6m x 3.5m)



Double glazed window to the front and radiator.

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Bedroom Two

11'5" x 10'2" max 7'10" min (3.5m x 3.1m max 2.4m min)



Double glazed window to the rear feature brick facing walls and radiator.

Loft Bedroom

18'4" x 15'1" max (5.6m x 4.6m max)



Double glazed window to the rear, radiator, built in wardrobes and door to the ensuite shower room.

Bathroom

11'5" x 4'7" (3.5m x 1.4m)



Fitted with a white suite comprising a panel bath, pedestal wash basin, W/c, part tiled walls, double glazed window to the rear, radiator and door to storage cupboard.

Ensuite Shower Room

6'6" x 5'2" (2.0m x 1.6m)



Fitted with a corner shower cubicle with shower, wall mounted wash hand basin, W/C, part tiled walls and brick feature wall.

Outside

Small gravel foregarden leads to the entrance door.

Rear Garden

Long garden with brick patio areas with lawns, rear access gate leads to a single parking space.

Agents Note

The photographs used in these particulars were taken prior to the current tenants taking up residence.

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 /

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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.

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
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