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32 Lickhill Road North, Stourport-On-Severn, Worcestershire, DY13 8RP

A versatile detached property having been refurbished to a high standard with wide enviable view of countryside to the front and set within stunning gardens to the front and rear. Situated along this popular location to the Bewdley side of Stourport on Severn it offers a private position with easy access to the local amenities including, recreational park and the main road networks leading to the Town Centre, Bewdley and Kidderminster. Having been significantly improved upon by the current owners to include a beautiful loft conversion, the versatile property offers a light and bright feeling throughout and briefly comprises a living room, breakfast kitchen, utility, conservatory, ground floor bedroom and dining room/bedroom three and shower room to the ground floor. The first floor offers a master bedroom suite with ensuite bathroom. Benefitting further from double glazing, gas central heating, beautiful gardens encompassing the bungalow, plus rear parking and garage. Internal inspection is essential to fully appreciate the versatility, finish and position of the property on offer. Energy Rating E.

Offers Around £380,000

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Entrance Door

Having a covered porch to the front with double glazed double doors open to the porch.

Porch

Tiled flooring and door leading to the reception hall.

Reception Hall



Having stairs rising to the first floor landing with storage cupboard beneath, tiled flooring, radiator and doors to the living room, breakfast kitchen, bedroom two and bedroom three/dining room.

Living Room

20'11" x 10'9" (6.40m x 3.30m)



A light and airy living room with countryside views via two double glazed bow windows to the front, double glazed French doors to the side opening to a patio area, feature brick fireplace with inset electric fire, radiator and glazed double doors to the breakfast kitchen.



Breakfast Kitchen

21'3" x 9'2" (6.50m x 2.80m)



Fitted with wall and base units having a complementary work surface over, single drainer sink unit with mixer tap, 'Range' style over with hood over, tiled splash backs, tiled flooring, radiator, two double glazed windows to the rear, door to the conservatory and utility.

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Conservatory
9'10" x 9'2" (3.00m x 2.80m)



Having double glazed windows to the side and rear, tiled flooring and double glazed French doors to the rear garden.

Bedroom Two
14'1" x 11'5" (4.30m x 3.50m)



A spacious room with countryside views via double glazed French doors with side panel to the front, coving to the ceiling and radiator.

Utility

With part tiled walls, heated towel rail, plumbing for washing machine and wash basin.



Bedroom Three / Dining Room
9'10" x 8'10" (3.00m x 2.70m)



With a double glazed window to the rear, radiator and coving to the ceiling.

Shower Room



Having been fitted with suite comprising a shower enclosure, base units with worktop over, inset basin and w/c with concealed cistern, tiled walls and flooring, heated towel rail and double glazed window to the rear.

First Floor Bedroom

20'8" x 9'10" * limited head height (6.30m x 3.00m * limited head height)



A superb bedroom suite having a Skylights to the rear and double glazed window to the side, radiator, fitted wardrobes, eaves storage and door to the ensuite bathroom.

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View



Ensuite Bathroom



Having been fitted with a white suite comprising a bath, wash basin set to vanity unit, w/c, and shower enclosure, heated towel rail, part tiled walls, Skylight to the front and door to spacious eaves storage.

Outside



Rear Garden



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Outlook



Front Garden



Side Patio



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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.

RF-030921-V1.0

Rear Parking



Accessed via Worth Crescent and having a gravelled parking area and access to the detached garage and gate leading to the rear garden.

Detached Garage

With an up and over door, pedestrian door to the rear garden, lighting and electric.

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

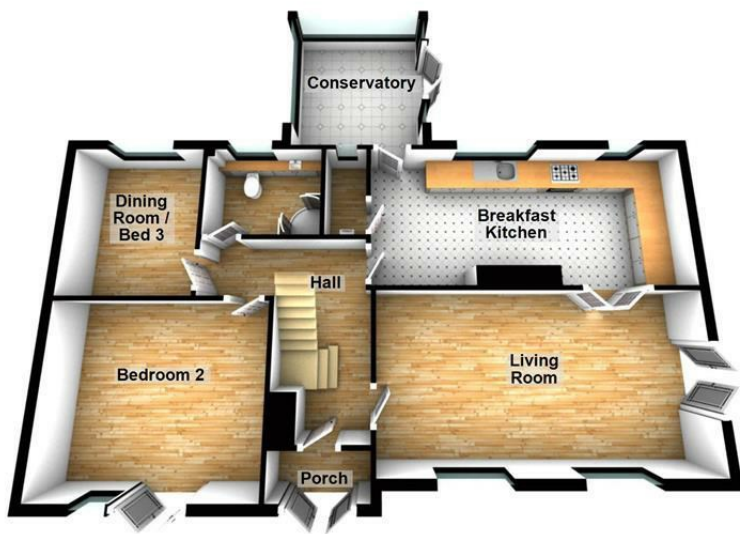
The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

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.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 