



## 68 Bewdley Road, Stourport-On-Severn, DY13 8XQ

This extended three bedroom semi-detached bungalow has the additional benefit of a loft room conversion with ensuite bathroom and situated upon this highly sought after residential location offering quiet yet convenient access to the local amenities including the Town Centre, Memorial park and main road networks leading to Kidderminster and Bewdley. Having been well cared for property briefly comprises a living room, extended kitchen, conservatory, utility, shower room and two bedrooms, plus a loft bedroom with ensuite bathroom. Benefiting further from double glazing, gas central heating, rear garden, garage and off road parking. Early inspection is essential to avoid missing out on this great opportunity.

EPC band E.  
Council Tax Band C

Offers Around £249,950

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## Entrance Door

Opening to the porch.

## Porch

With double glazed windows to the front and side, tiled flooring and door to the hall.

## Hall

With doors to both bedrooms, living room, shower room and kitchen.

## Living Room

13'9" x 11'1" (4.20m x 3.40m)



Having double glazed sliding patio doors to the conservatory, feature electric fire with surround, radiator and coving to the ceiling.

## Conservatory

11'5" x 5'6" (3.50m x 1.70m)



Having double glazed windows to the side and rear, radiator and door to the rear garden.

## Kitchen

17'0" x 10'5" max, 10'2" min (5.20m x 3.20m max, 3.10m min)



Having been extended to the rear and fitted with wall and base unit with complimentary worksurface over, single drainer sink unit with mixer tap, space for domestic appliance, space for under counter appliance, part tiled splash back, breakfast bar, double glazed window to the side and door with side panel to the rear garden, plus stairs to the first floor landing and door to the utility.



## Utility



Fitted with wall and base units having complementary worksurface over, plumbing for washing machine, space for under counter appliance, double glazed window to the rear and tiled splash back.

## Bedroom One

13'1" x 10'2" (4.00m x 3.10mmmm)



Having a double glazed window to the front, radiator and coving to the ceiling.

## Bedroom Two

11'5" x 10'2" (3.50m x 3.10m)

Having a double glazed window to the front, radiator and coving to the ceiling.

## Shower Room



Fitted with a white suite comprising a shower enclosure with tiled surround, pedestal wash basin, w/c, coving to the ceiling, double glazed window to the garage and heated towel rail.

## First Floor Landing

With a door to the bedroom three.

## Bedroom Three

13'9" max x 11'1" max \* (4.20m max x 3.40m max \* )



Having skylights to the rear, radiator, storage to the eaves and door to the en suite bathroom.

\* Limited head height



### Garage

25'11" x 8'6" approx (7.90m x 2.60m approx)

Generally utilised for storage due to being split level internally.

### Rear Garden



### En Suite Bathroom



Fitted with a white suite comprising a bath with shower head attachment to the taps, pedestal wash basin, w/c, heated towel rail, part tiled walls and tiled flooring.

\* Limited head height.



### Outside



### Rear Elevation



## Council Tax

Wyre Forest DC - Band C.

## 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.

## 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.

## 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-080423-V1.0



### 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	