



### 33 Bullus Road, Stourport-On-Severn, DY13 9DG

This semi detached house is available with the distinct advantage of No Upward Chain and situated within this convenient location for the local amenities including Town Centre, main road networks, primary school and Stourport High School with VI Form. The accommodation on offer briefly comprises a living room and kitchen to the ground floor, and two bedrooms and bathroom to the first floor. Benefiting further from double glazing, gas central heating system, and off road parking. Early inspection is essential to appreciate the property on offer.

EPC band D.  
Council tax band B.

**Offers Around £189,950**



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### Entrance Door

Opening to the porch.

### Porch

With double glazed windows to the front and side, and door to the living room.

### Living Room

15'5" x 12'5" (4.70m x 3.80m)



Having a feature electric fire with surround, double glazed window to the front, radiator, storage cupboard, and door to the kitchen.



### Kitchen

12'1" x 6'10" (3.70m x 2.10m)



Fitted with wall and base units with complementary work surface over, one and a half bowl sink unit with mixer tap, built in oven and hob, space for domestic appliance, double glazed window and door to the rear, tiled flooring, space and plumbing for washing machine located under the stairs, and doorway leading to stairs to the first floor landing.

### First Floor Landing

Having a double glazed window to the side, airing cupboard, and doors to both bedrooms and bathroom.

### Bedroom One

12'5" max x 9'6" max (3.80m max x 2.90m max)



Having a double glazed window to the rear, storage cupboard, loft hatch, and radiator.

### Bedroom Two

9'10" x 8'10" max (3.00m x 2.70m max)



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

### Bathroom



Having a bath with shower over, pedestal wash basin, w/c, radiator, tiled walls, and double glazed window to the rear.

### Outside

Having a block paved driveway leading to double gates, and a lawn fore garden.

### Rear Garden



Being low maintenance, timber garage/storage.

### Council Tax

Wyre Forest DC - Band B.

### 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.

### 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.

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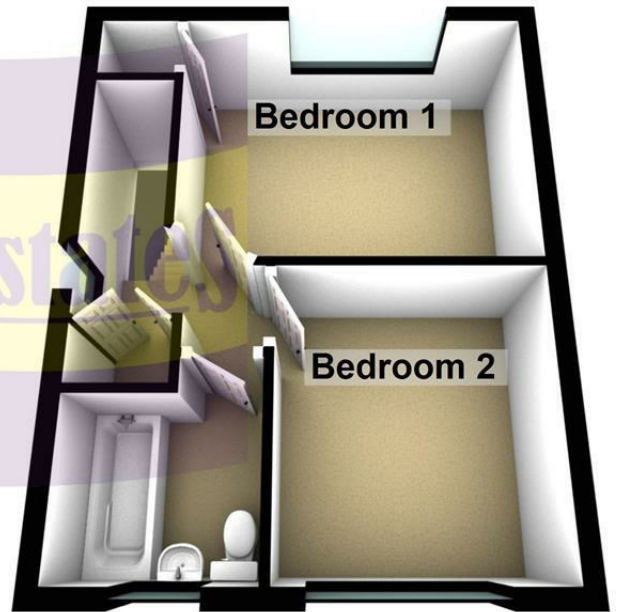
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## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 