



45 Abberley Avenue, Stourport-On-Severn, Worcestershire, DY13 0LZ

We are delighted to offer For Sale this extended link detached house which is presented to a high standard and situated within this popular elevated position of Areley Kings which offers easy access to the amenities close by of a Coop 'Village' Store, Pharmacy, bus links, main road networks leading to Bewdley, Worcester or the Town Centre, plus recreational park. The accommodation comprises a cloakroom, lounge / diner and refitted kitchen to the ground floor, three bedrooms and shower room to the first floor. The property benefits further from a gas central heating, double glazing, garage with electric roller door, off road parking and rear garden.

Council Tax Band C.

Epc band C.

Offers Around £275,000

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Entrance Door

Composite double glazed door opens into the reception hall.

Reception Hall

Having a double glazed window to the front, staircase to the first floor landing, tiled flooring, radiator, understairs storage, doors to the lounge / diner, kitchen and cloakroom.

Cloakroom

Having a white suite comprising a wash hand basin built into a unit, W/C, tiled walls, tiled flooring, radiator and double glazed window to the front.

Extended Lounge / Diner

19'0" x 14'9" (5.8m x 4.5m)



Having double glazed double doors to the rear with side panels, two radiators and double glazed door to the rear porch.

Extended Lounge / Diner



Refitted Kitchen

12'1" x 8'10" (3.7m x 2.7m)



Fitted with a range of wall and base cabinets with complimentary work surface over, one and a half bowl sink unit with mixer tap, built in oven and microwave, induction hob with extractor over, plumbing for washing machine and dishwasher, space for domestic appliance, breakfast bar, radiator, tiled flooring and double glazed window to the front.

Rear Porch

6'10" x 4'7" (2.1m x 1.4m)

Having double glazed windows to the side, double glazed door to the rear, tiled flooring and door to the garage.

First Floor Landing

Having a double glazed window to the side, access to the boarded loft space with ladder, doors to the bedrooms and bathroom.

Bedroom One

13'5" max into wardrobe x 8'6" (4.1m max into wardrobe x 2.6m)



Having a double glazed window to the rear, radiator and fitted wardrobes with sliding mirror doors.

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Bedroom Two

11'1" x 8'10" (3.4m x 2.7m)



Having a double glazed window to the front and radiator.

Bedroom Three

8'10" x 3'3".26'2" (2.7m x 1..8m)



Having a double glazed window to the rear and radiator.

Refitted Bathroom

8'2" max 5'6" min x 5'10" (2.5m max 1.7m min x 1.8m)



Having a white suite comprising of a shower enclosure with thermostatic shower, wash hand basin built into unit, W/C, part tiled walls, double glazed window to the front, heated towel rail, door to storage cupboard housing gas central heating boiler.

Outside

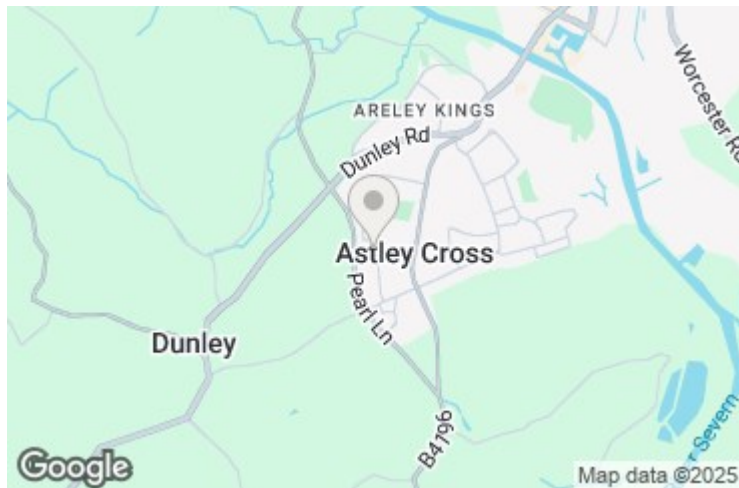
Garage

Having an electric roller shutter door to the front, window to the rear and door to the rear porch.

Rear Garden



Rear Garden



Tenure - Not Verified

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

Council Tax

Wyre Forest District Council 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.

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.

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.

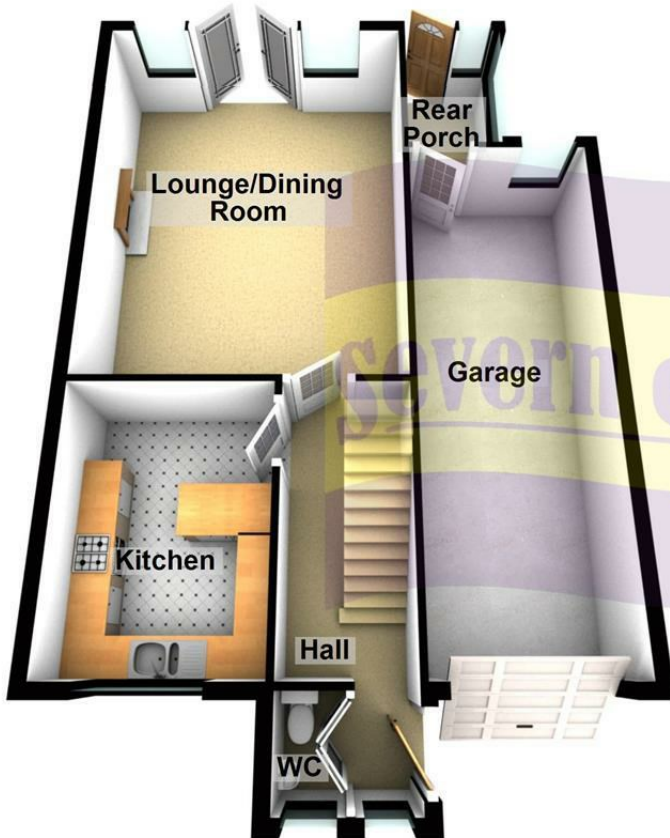
Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

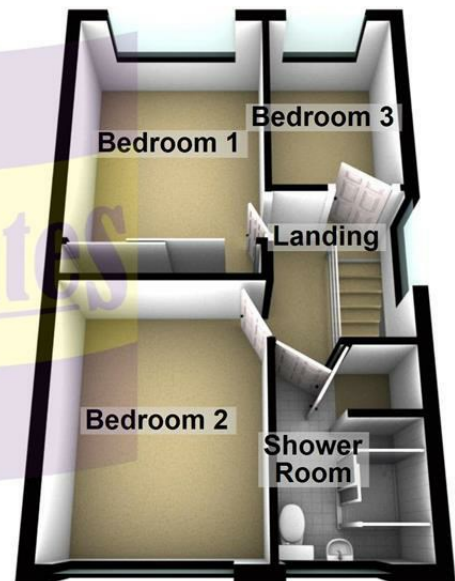
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RP-06-08-2025-V1

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 