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7 Francis Road, Stourport-On-Severn, Worcestershire, DY13 8PL

An extended traditional bay fronted semi-detached house offering flexible family living space and being situated on this highly sought after residential location giving great access to the local Primary Schools and High School in addition to the main road networks leading to the town centre, Bewdley & Kidderminster. Having been extended to the ground floor the property offers a bay fronted living room to the front, kitchen diner with double doors opening to the sitting room, creating a wonderful spacious family area, plus cloakroom to the ground floor, three bedrooms and bathroom to the first floor. Benefiting further from double glazing, gas central heating, rear garden and off road parking. Act fast to avoid missing out on this great family property. EPC band D.

Offers In Excess Of £245,000

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Entrance Door

Having a double glazed inset panel and opening to the entrance hall.

Entrance Hall

With double glazed windows to the front, stairs rising to the first floor landing with storage cupboard beneath, radiator and doors to the living room and kitchen area.

Living Room

11'9" excl. bay x 10'9" max (3.60m excl. bay x 3.30m max)



Having a double glazed bay window to the front, feature electric fire with surround and radiator.

Kitchen Area

10'9" x 5'10" (3.30m x 1.80m)



Fitted with wall and base units with complementary worksurface over, single drainer sink unit with mixer tap, built in oven and hob with extractor over, plumbing for washing machine and dishwasher, tiled splash backs, double glazed windows to the sides and open plan to the dining room.

Open Plan Kitchen Diner



Dining Room

14'5" max x 10'9" max (4.40m max x 3.30m max)



Having a radiator, sky light, double doors opening to the sitting room and door to the rear lobby.

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Sitting Room

12'5" x 9'2" (3.80m x 2.80m)



A versatile room ideal as play room or extra reception room, having a double glazed window to the rear and radiator.



Rear Lobby

With doors to the cloakroom and rear garden.

Cloakroom



Fitted with a W/C, wash basin and a double glazed window to the rear.

First Floor Landing

With a double glazed window to the side, loft hatch and doors to all bedrooms and bathroom.

Bedroom One

11'9" excl. bay x 10'9" max (3.60m excl. bay x 3.30m max)



With a double glazed window to the front and radiator.

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Bedroom Two

10'9" x 10'2" max (3.30m x 3.10m max)



Having a double glazed window to the rear and radiator.

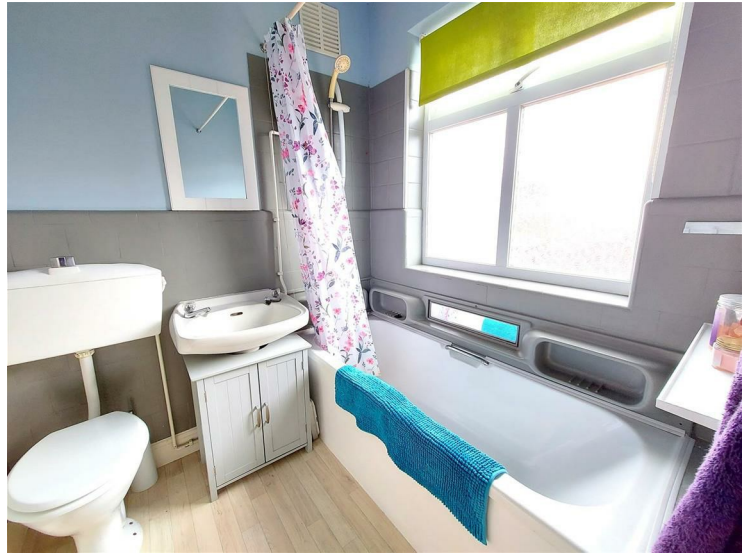
Bedroom Three

7'10" x 6'10" (2.40m x 2.10m)



Having a double glazed window to the rear and radiator.

Bathroom



Fitted with a white suite comprising a bath with shower over, pedestal wash basin and w/c, part tiled walls, radiator and double glazed window to the front.

Outside



Having a gravelled frontage providing off road parking, gated access leading to the rear garden.

Rear Garden



Rear Elevation



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-300421-V1.0



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.

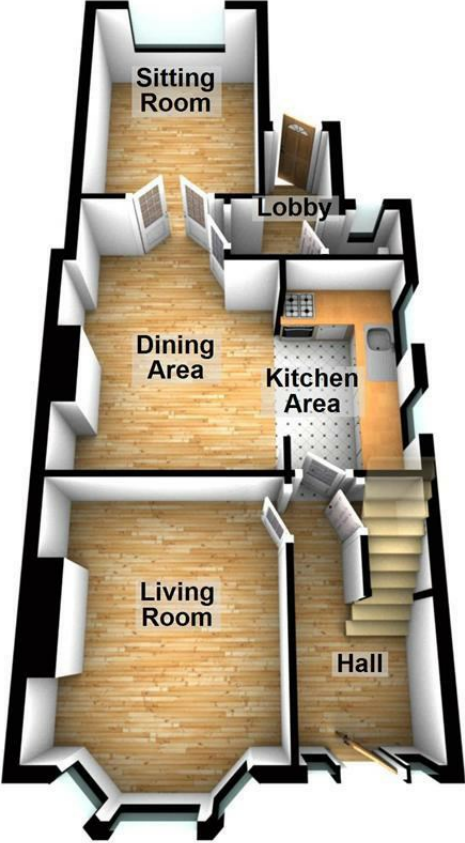
Fixtures & Fittings

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.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	