



## 65 Areley Common, Stourport-On-Severn, Worcestershire, DY13 0NG

This traditional end-terraced house is available with the distinct advantage of No Upward Chain and situated along this popular residential location within the popular area 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 and Village Hall. The interior accommodation would benefit from some general updating but briefly comprises a living room, dining room, kitchen and bathroom to the ground floor and two bedrooms to the first floor. Benefiting further from gas central heating and rear garden. Call today to book your viewing available with No Upward Chain.

EPC Band E.  
Council Tax Band B.

Offers Around £155,000

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## Entrance Door

Opening to the living room.

## Living Room

11'5" max x 10'9" (3.50m max x 3.30m)



Having a double glazed window to the front, feature electric fire with surround, radiator, coving to the ceiling and door to the dining room.

## Dining Room

11'5" max x 9'10" (3.50m max x 3.00m)



Having stairs to the first floor landing and archway leading to the dining room, with double glazed windows to the side and rear, radiator, log burner, coving to the ceiling, door to the cellar and archway to the kitchen.

## Kitchen

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



Fitted with wall and base having a work surface over, single drainer sink unit with mixer tap, built in oven and hob with extractor fan over, plumbing for washing machine, tiled splash backs, storage cupboard, double glazed window to the side, tiled flooring and folding door to the rear lobby.



**Bedroom One**

11'5" max x 10'9" (3.50m max x 3.30m)



**Rear Lobby**

Having tiled flooring, door to the side leading to the rear garden and door to the bathroom.

**Bathroom**



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

**First Floor Landing**

Having doors to both bedrooms.

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

**Bedroom Two**

11'5" max x 10'9" (3.50m max x 3.30m)



Having a double glazed window and radiator.

**Outside**

Front garden and path to the entrance door.

#### Rear Garden



Gravelled rear garden for low maintenance.

\* Please be advised there is a traditional neighbouring right of way.

#### Council Tax

Wyre Forest Band - B.

#### 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.

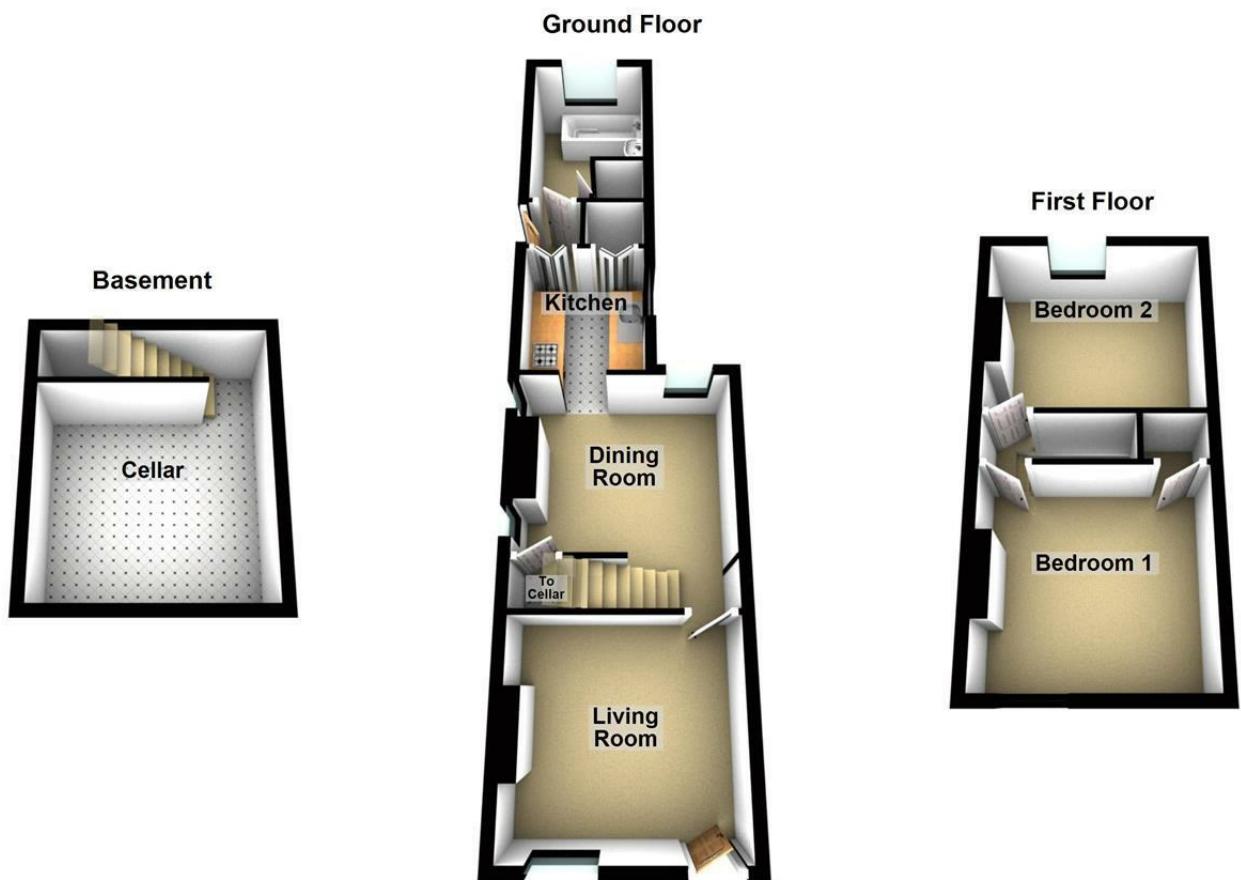
#### Floorplan

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.



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	