



## 132 Wilden Lane, Stourport-On-Severn, DY13 9LP

\*\*\* FULL DETAILS COMING SOON - DRAFT DETAILS \*\*\*

This charming and characterful semi-detached house is situated on the Hartlebury side of Stourport and along this incredibly popular residential area which offers great access to the highly regarded Wilden All Saints Primary School and the main road networks leading to Stourport Town Centre and Kidderminster, plus being a short walk to Hartlebury Common, great for those who enjoy walks. The property is loaded with personality and offers a fabulous opportunity with the accommodation briefly comprising a living room, and kitchen diner to the ground floor, two bedrooms and bathroom to the first floor, and a further loft bedroom, plus loft storage to the upper floor. Benefiting further from part double glazing, gas central heating, rear garden, driveway and garage. Contact us today to avoid missing out.

Council tax band .  
EPC band .

Offers Around £259,950

### Rear Entrance Door

Stable door opening to the kitchen diner.

### Kitchen Diner

14'1" x 8'6" (4.30m x 2.60m)

Fitted with wall and base units having a complementary worksurface over, single drainer sink unit with mixer tap, plumbing for washing machine, space for domestic appliance, window to the rear, radiator, coving to the ceiling door with stairs to the first floor landing, and open to the inner lobby.

### Inner Lobby

Having a door to the living room, and door with stairs to the garage.

### Living Room

14'1" into alcove x 11'9" (4.30m into alcove x 3.60m)

Having double glazed windows to the front, and radiator.

### First Floor Landing

With doors to bedrooms one, and two, bathroom, stairs to the second floor, and exposed timber beam.

### Bedroom One

14'1" into alcove x 11'9" (4.30m into alcove x 3.60m)

Having a double glazed window to the front providing pleasant views of local countryside, radiator, under stairs storage cupboard, and coving to the ceiling.

### Outlook

### Bedroom Two

9'10" x 9'2" max, 6'10" min (3.00m x 2.80m max, 2.10m min)

Having a window to the rear, radiator, storage cupboard, and coving to the ceiling.

### Bathroom

Fitted with a suite comprising a bath with shower attachment to the taps, pedestal wash basin, w/c, part tiled walls, radiator, and window to the rear.

### Second Floor

Having a door to the loft bedroom, and open to the loft storage area.

### Loft Bedroom

14'1" x 10'5", plus 4'3" x 4'7" (4.30m x 3.20m, plus 1.30m x 1.40m)

Having a double glazed window to the front providing pleasant views of local countryside, and single glazed window to the side.

### Outlook

### Outside

Having a driveway giving access to the garage, and steps with pathway located to the side lead to the gated rear garden and rear entrance door.

### Garage

With an up and over door to the front, and stairs leading to the inner lobby.

### Rear Garden

A tiered garden.

### Council Tax

Wyre Forest DC - 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.

### 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.

### 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.

### Fixtures & Fittings

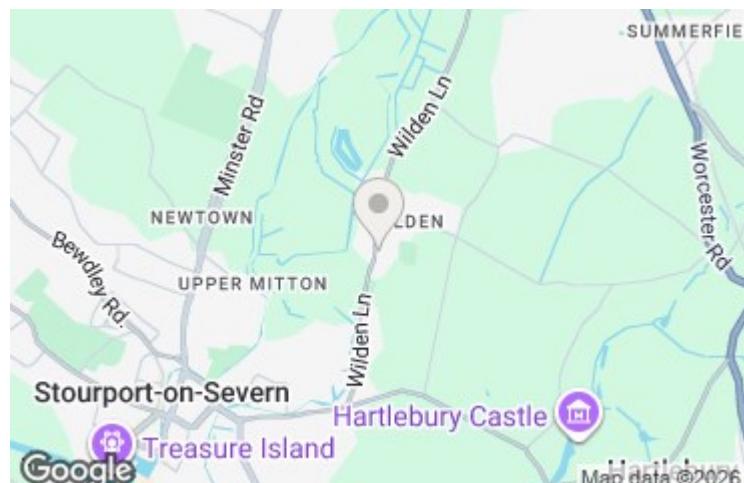
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

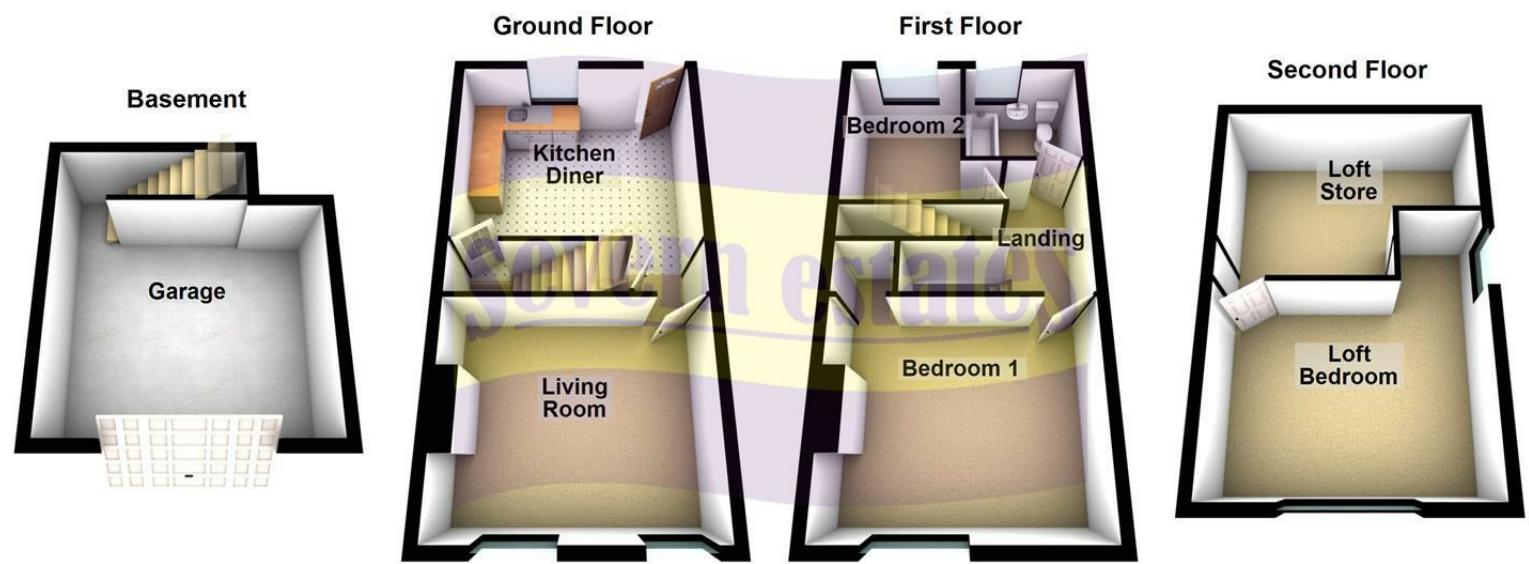
### Disclaimer

#### 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-191225-V1.0





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