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### 13 Mill Road, Stourport-On-Severn, Worcestershire, DY13 9BG

This traditional bay fronted terraced house is situated upon this sought after and popular residential area on the Hartlebury side of Stourport on Severn and gives great access to the Town Centre, main road networks, Wilden All Saints Primary School and enjoying picturesque walks either on the Canal or at Hartlebury Common. The internal accommodation briefly comprises a bay fronted living room to the front and kitchen diner to the rear of the ground floor, two bedrooms and bathroom to the first floor and loft room. Benefitting from double glazed windows\* (\*Where specified), gas central heating and rear garden.

Call today to book your viewing. EPC band D.

**Offers Around £169,950**



## 13 Mill Road, Stourport-On-Severn, Worcestershire, DY13 9BG

### Entrance Door

Opening to the living room.

### Living Room

12'5" max into bay x 12'1" max (3.80m max into bay x 3.70m max)



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

### Lobby

With stairs rising to the first floor landing and door to the kitchen diner.

### Kitchen Diner

11'9" x 11'9" (3.60m x 3.60m)



Fitted with wall and base units having complementary worksurface over, single drainer sink unit with mixer tap, plumbing for washing machine, space for domestic appliances, extractor fan, tiled splash back, double glazed window to the rear, tiled flooring, storage cupboard and stable door opening to the rear garden.



### First Floor Landing

With doors to the bathroom, bedrooms one and two and stairs rising to the loft room.



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### Bedroom One

12'1" max x 9'10" (3.70m max x 3.00m)



Having a double glazed window to the front and radiator.

### Bedroom Two

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



Having a double glazed window to the rear and radiator.

### Bathroom



Fitted with a white suite comprising a panelled bath with shower and screen over, pedestal wash basin, W/C, part tiled walls, tiled flooring, radiator and double glazed window to the rear.

### Loft Room

11'9" x 11'5"\* (3.60m x 3.50m\*)



Having a radiator, storage to the eaves and double glazed window to the rear.

\* Please note limited head height.





### Agents Note

Please note we have not seen paperwork/building regulation certificates relating to the loft conversion and its completion.

### Outside



Having a small frontage with path to the entrance door.

### Rear Garden



Having a slabbed patio area leading to the lawn. Please note there is a neighbouring right of way.

### 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.

RF-120621-V1.0

**13 Mill Road, Stourport-on-Severn, Worcestershire, DY13 9BG**



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	