



32 Olympus Gardens, Stourport-On-Severn, DY13 9JX

This well presented 2 bedroom terraced house is situated in this popular cul-de-sac location on the Hartlebury side of Stourport and offers great access to the highly regarded Wilden All Saints Primary School and the main road networks leading to Stourport on Severn and Kidderminster, plus the great benefit of easy access to Hartlebury Common, great for those with dogs or enjoy walks. The property has been well cared for by the current owner and briefly comprises a kitchen, and living room open plan to the conservatory on the ground floor, two bedrooms and bathroom to the first floor. Benefitting further from double glazing, allocated parking, gas central heating, and rear garden. Early inspection is essential to appreciate the property on offer.

EPC band E.
 Council tax band B.

Offers Around £190,000

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Entrance Door

Opening to the kitchen.

Kitchen

13'1" x 9'6" inc stairs (4.00m x 2.90m inc stairs)



Fitted with wall and base units having a complementary worksurface over, built in oven and hob with hood over, single drainer sink unit with mixer tap, plumbing for washing machine, integrated fridge-freezer, tiled splash back, tiled flooring, double glazed window to the front, and breakfast bar. Plus door to the living room, and stairs rising to the first floor landing.



Living Room

13'1" x 12'1" (4.00m x 3.70m)



Being open plan to the conservatory, two radiators, coving to the ceiling, and small under stairs storage cupboard.



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Conservatory

9'6" x 7'10" (2.90m x 2.40m)



With double glazed windows to the side and rear, double doors opening to the rear garden, and electric heater.

First Floor Landing

With doors to both bedrooms and bathroom, storage cupboard, coving to the ceiling, and loft hatch with fold out ladder.

Bedroom One

13'1" max inc w/robe x 9'6" (4.00m max inc w/robe x 2.90m)



Having a double glazed window to the front, radiator, coving to the ceiling, built in wardrobe, and storage over the stairs.

Bedroom Two

12'1" max x 6'2" (3.70m max x 1.90m)

Having a double glazed window to the rear, radiator, and coving to the ceiling.

Bathroom



Fitted with a suite comprising a bath with shower and screen over, wash basin set to base unit, w/c, radiator, part tiled walls, tiled flooring, and double glazed window to the rear.

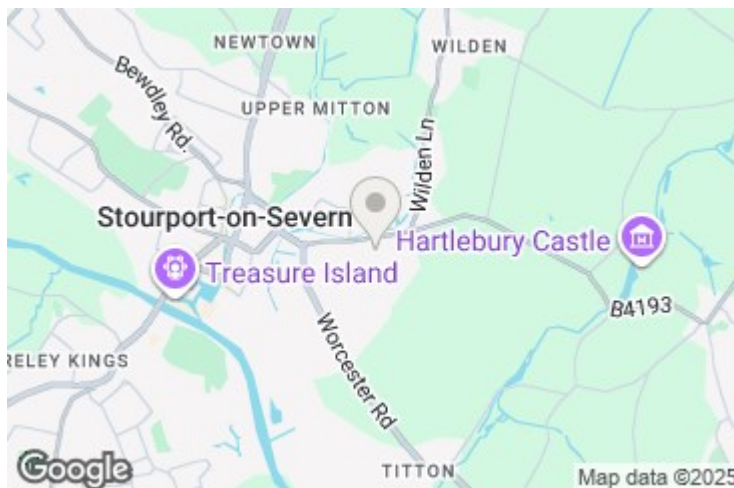
Outside



Having a driveway providing off road parking, and additional parking space opposite.

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Rear 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.

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

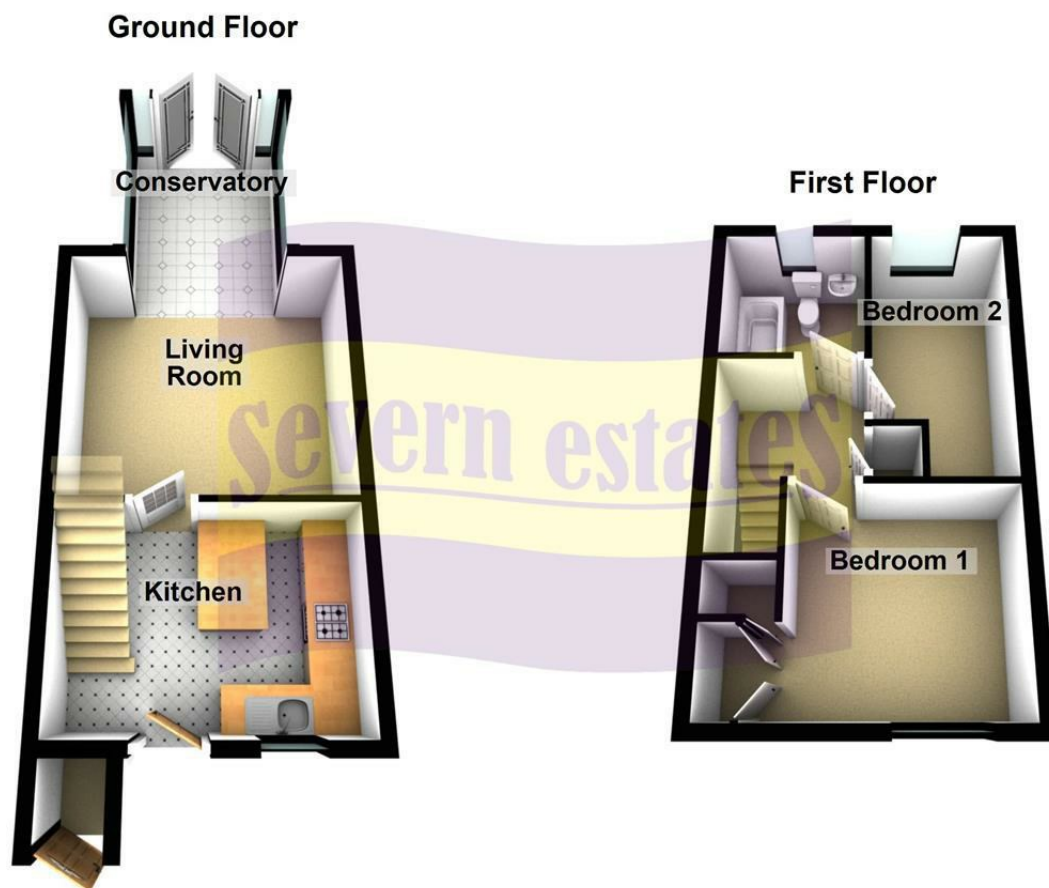
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

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-030525-V1.0



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	