



**19 Bigbury Lane, Stourport-On-Severn, Worcestershire, DY13 9JU**

Severn Estates are offering For Sale this semi-detached house which is available with the distinct advantage of No Upward Chain, and situated within this popular semi-rural location which offers a fine balance of the countryside on the doorstep, yet being only a short drive to the local towns of Stourport on Severn and Kidderminster, along with main road networks and highly regarded Wilden All Saints Primary School. Situated in the popular Wilden locality this property is in need of modernisation and briefly comprises a lounge, dining room, kitchen, utility and cloakroom to the ground floor, two bedrooms and bathroom to the first floor and a loft bedroom suite with shower room. The property Benefits from majority double glazing, gas central heating (not tested), driveway and a rear garden with access to an outbuilding at the top.

Council tax band C.

EPC Band D.

**Offers Around £255,000**

## 19 Bigbury Lane, Stourport-On-Severn, Worcestershire, DY13 9JU

### Entrance Door

Opens into the reception hall.

### Reception Hall

13'1" x 6'2" (4.0m x 1.9m)

Having a staircase to the first floor landing, tiled flooring, radiator, doors to understairs storage and dining Room.

### Dining Room

17'4" max 16'4" min x 10'11" (5.3m max 5m min x 3.35)



Having double glazed double doors to the rear, radiator, doors to the kitchen and lounge.

### Lounge

15'8" max into bay 13'5" x 11'1" (4.8m max into bay 4.1m x 3.4m )



Having a bay window to the front, open fire grate and radiator.

### Kitchen

11'1" x 9'2" (3.4m x 2.8m)



Having wall and base cabinets with worksurface over, one and a half bowl sink unit with mixer tap, space for domestic appliances, double glazed window to the side, radiator, tiled flooring and door to the utility.

### Utility

9'10" max x 8'10" (3.0m max x 2.7m)



Having a double glazed window to the rear, radiator, double glazed door to the side, tiled flooring and door to the cloakroom.

### Cloakroom

4'11" x 2'7" (1.5m x 0.8m)

Having wall mounted wash hand basin, W/C and double glazed window to the rear.

### First Floor Landing

Having staircase to the second floor master suite, double glazed window to the side, storage cupboard housing central heating boiler, doors to two bedrooms and the bathroom.

### Bedroom Two

13'9" x 10'9" (4.2m x 3.3m)

Having double glazed window to the front, radiator, fitted wardrobes and fire grate.

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### Bedroom Three

11'5" x 10'5" max 9'2" min (3.5m x 3.2m max 2.8m min)



Having a double glazed window to the rear, radiator, fitted wardrobes and an ornate fire grate.

### Bathroom

11'5" max 17'0" min x 7'2" max 3'3" min (3.5m max 5.2m min x 2.2m max 1.0m min)



Having a white suite comprising of a panel bath, pedestal wash hand basin, W/C, separate shower cubicle, radiator and double glazed window to the side.

### Loft Bedroom Suite

25'3" max 13'9" min x 17'8" max 15'8" min (7.7m max 4.2m min x 5.4m max 4.8m min)



Having a double glazed window to the side and front, two radiators, built in storage and a shower area.

### Shower Area



Having a shower cubicle, pedestal wash hand basin, W/C, heated towel rail and double glazed window to the rear.

### Outside

Having off road parking to the front, access to the side gate.

Rear Garden



Outbuilding



Having lawn with pathway to the rear of the garden which leads to a brick outbuilding which could have several uses.

Outbuilding



Rear Garden



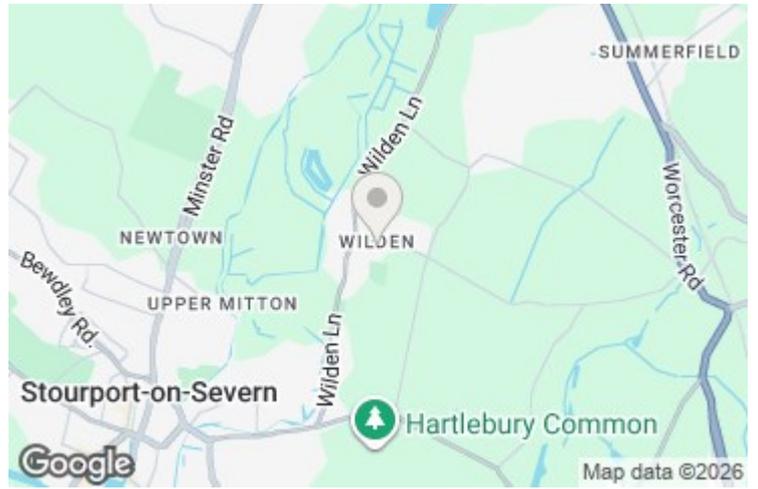
Outbuilding



Rear Elevation



## Outbuilding



## Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

## Services 2

The agent has not been able to verify the availability and nature of services such as gas, electricity, water and drainage. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

## Council Tax

## 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.

## 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.

## 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.

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