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## 93 Bewdley Road, Stourport-On-Severn, DY13 8XX

We are proud to bring to market this traditional bay fronted semi-detached house situated up on this highly sought after residential location with the great addition of rear extension with bi-fold doors. The convenient location gives easy access to the local amenities including convenience store and road networks, plus the Town Centre and Memorial Park a short walk away. Having been incredibly well cared for and improved upon by the current owners the immaculately presented property briefly comprises a living room, extended kitchen diner and cloakroom to the ground floor, three bedrooms and bathroom to the first floor. Additionally the property benefits from off road parking, rear garden, gas central heating and double glazing. Internal inspection is essential to appreciate the quality of the property on offer, call today to book you appointment to avoid missing out.

EPC band D.  
Council Tax Band C.

**Offers Around £330,000**

# 93 Bewdley Road, Stourport-On-Severn, , DY13 8XX

## Entrance Door

Located within a open porch, having double glazed inserts and side panels and opening to the hall.

## Entrance Hall



With stairs rising to the first floor landing, radiator, walkthrough to the kitchen diner and door to the living room.

## Living Room

14'5" max into bay x 11'5" (4.40m max into bay x 3.50m)



Having a double glazed bay window to the front, feature log burner inset to chimney breast with timber mantelpiece and radiator.

## Feature Log Burner



## Open Plan Kitchen Diner

20'4" x 17'0" max, 15'8" min (6.20m x 5.20m max, 4.80m min)



An absolutely stunning addition to the property offering a wonderful family space seamlessly extending out to the rear garden via the bi-fold doors.



**Kitchen Area**



Fitted with wall and base units having complementary work surface over, matching island with breakfast bar, space for 'Range' style oven with hood over, (current Rangemaster Oven may be available through separate negotiations), space for domestic appliance, plumbing for washing machine, integrated dishwasher, one and a half bowl sink unit with mixer tap and tiled splash backs.



**Kitchen Area**



Additionally storage unit and low level worktop currently utilised as an office area.

**Dining Area**



With bi-fold doors opening to the patio area of the rear garden and radiator.

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## Outlook To Rear Garden



## Bedroom One

15'1" max into bay x 10'5" max (4.60m max into bay x 3.20m max)



## Cloakroom



Having a double glazed bay window to the rear and radiator.

## Bedroom Two

14'9" max into bay x 9'10" max (4.50m max into bay x 3.00m max)



Having a wash basin, w/c, part tiled walls and double glazed window to the side.

## First Floor Landing

Having a double glazed window to the side, loft hatch and doors to all bedrooms and bathroom.

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

**Bedroom Three**

8'6" x 6'10" (2.60m x 2.10m)



Having a double glazed window to the front and radiator.

**Outside**



Having a generous frontage providing ample off road parking and leading to the entrance door.

**Bathroom**



Having been refitted to comprise a bath, shower enclosure with tiled surround, pedestal wash basin, w/c, heated towel rail, part tiled walls, tiled flooring and double glazed window to the rear.



Rear Garden



Having a patio area with steps leading to the lawn.



**Storage Garage**

Located to the rear of the property with the main access doors currently blocked off and accessed via the pedestrian door from the garden.

\* Please be advised we have not sought legal clarification on the rear access to the property and advise any potential buyers to seek the advice of their solicitor in relation to this.

**Council Tax**

Wyre Forest DC - Band C.

**Services**

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / 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 a Partner or

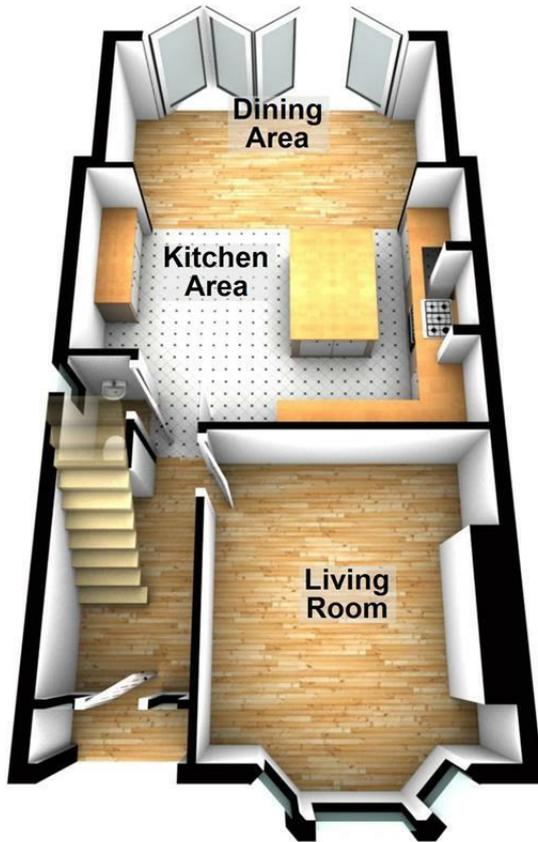
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employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

**RF-060523-V1.0**



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	