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48 Hanstone Road, Stourport-On-Severn, Worcestershire, DY13 0HA

This terraced house has been greatly improved upon by the current owner and must be viewed to be fully appreciated, being situated upon this popular and established residential estate and would be an ideal First Time Purchase or family home. The location offers easy access to the local amenities including primary school, bus links and road networks in addition to the amenities located close by in Areley Kings of a Village Store, pharmacy and recreational park. The accommodation is incredibly well presented and briefly comprises a living room, newly refitted kitchen and outbuildings to the ground floor, three bedrooms and newly refitted bathroom to the first floor, there is potential scope to extend to the rear subject to local planning laws and building regulations. Benefiting further from a gas central heating system - Worcester Greenstar boiler installed Sept. 2022 along with new radiators throughout, off road parking and rear gardens plus additional parking area to the rear*. Call today to book your viewing to avoid missing out on this great opportunity.

EPC Band D.
Council Tax Band B.

Offers Around £245,000

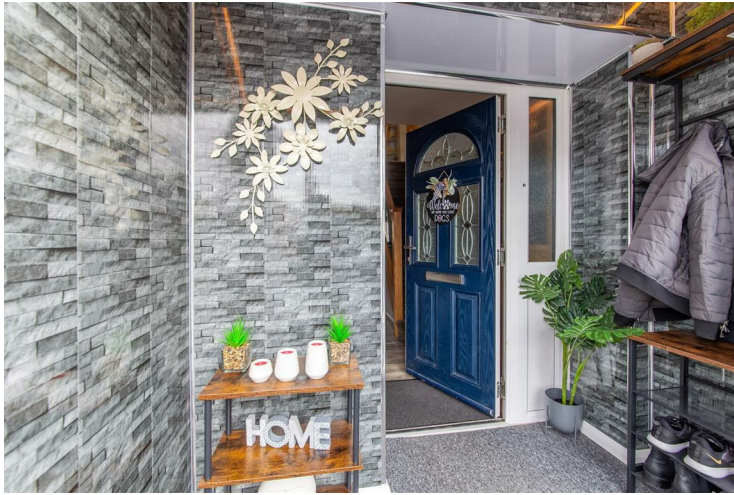
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Entrance Door



Opening to the porch.

Porch



Having a double glazed window to the front and door to the hall.

Hall



With stairs rising to the first floor landing with storage beneath and beautiful glazed balustrade installed within the last 12 months, radiator and doors to the living room and kitchen.

Living Room

13'9" max x 11'9" (4.20m max x 3.60m)



Having a double glazed window to the front, coving to the ceiling and feature wall mounted fire.

Kitchen

15'1" x 8'10" (4.60m x 2.70m)



Having been recently refitted to a high standard which includes a range of wall and base units with complementary worksurface over and soft close doors and drawers, glass fronted display cabinets with touch free lighting, built in oven and '5' burner induction hob with splash back and hood over, single drainer sink unit with mixer tap, plinth lighting, integrated dishwasher and fridge, breakfast bar, radiator, store cupboard, double glazed windows to the rear and door to the outbuildings.



Bedroom One

12'1" x 11'9" (3.70m x 3.60m)



With two double glazed windows to the front, radiator and storage.



Bedroom Two

14'5" x 10'5" max, 8'10" min (4.40m x 3.20m max, 2.70m min)



Having two a double glazed windows to the rear and radiator.

Outbuildings

A collection of rooms having a door to the side passage and door with single glazed window to the rear garden plus w/c, tool store and store room with plumbing for washing machine and single glazed window to the rear.

First Floor Landing



With doors to all bedrooms, bathroom, cupboard and stunning glazed balustrade and stair gate installed within the last 12 months.

Bedroom Three

9'10" x 8'2" (3.00m x 2.50m)



Having a double glazed window to the front, radiator and fitted with a desk.

Bathroom



Having been recently refitted and now comprises a panelled bath with screen, rainfall shower and handheld combo, base unit with wash basin and w/c with concealed cistern, heated towel rail, panelled walls and double glazed window to the rear.

Rear Outlook



Outside



Having a block paved frontage providing off road parking.

Rear Garden



Having a patio area leading to a further garden area and double access gates to the rear.



Agents Note

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 B.

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.

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

48 Hanstone Road, Stourport-On-Severn, Worcestershire, DY13 0HA

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-101123-V1.0




Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|--|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |