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## 9 Acton Cottages, Stourport-On-Severn, Worcestershire, DY13 9TE

An absolute gem of an opportunity to purchase a larger style semi-detached house dating back to the 1920's, whilst in need of updating it offers great potential for any buyer. Being situated within this highly sought after location it offers a countryside outlook whilst being only moments away from the A449 giving easy access to the motorway links along local Towns and Worcester City. The property is in need of modernisation and offers a fantastic platform for someone to create a family home, the internal accommodation briefly comprises a living room, dining room, kitchen with utility and bathroom to the first floor, and the bedrooms to the first floor, whilst having grounds to the side for the potential to extend (subject to local planning and building regs). Book your viewing today to appreciate the location and potential on offer. EPC band TBC.

**Offers Around £299,950**



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### Entrance Door

Opening to the reception hall.

### Reception Hall

With stairs rising to the first floor landing with storage beneath, radiator and doors to the living room, dining room and bathroom.

### Dining Room

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

Having a set of double glazed windows to the front, picture rail and fireplace.

### Living Room

14'1" max, 12'9" min x 12'1" (4.30m max, 3.90m min x 3.70m)



Having a set of double glazed cluster windows to the front, picture rail, feature built-in display cabinet, fireplace and door to the kitchen.

### Kitchen

13'9" max x 6'10" max, 5'10" min (4.20m max x 2.10m max, 1.80m min)



Fitted with base units having a single drainer sink unit, space for domestic appliance, doorway to the utility and double glazed windows to the side.

### Utility

With plumbing for washing machine, double glazed door to the side and window to the rear.

### Bathroom

7'6" x 6'6" (2.30m x 2.00m)



Accessed from the hallway and being fitted with a bath, w/c, pedestal wash basin, radiator and double glazed window to the rear.

### First Floor Landing

With storage cupboards, double glazed window to the rear, loft hatch and doors to all bedrooms.

### Bedroom One

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

Having a set of double glazed cluster windows to the front, radiator and fireplace.

### Bedroom Two

12'9" max x 12'1" (3.90m max x 3.70m)

Having a double glazed window to the front and radiator.

### Bedroom Three

14'1" x 7'6" (4.30m x 2.30m)

Having a set of double glazed cluster windows to the rear and radiator.



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### Outside



Having a driveway to the side.



### View



### Rear Garden



### Agents Notes

The vendor has informed us that any prospective purchaser needs to be made aware that a new oil tank for the property is potentially needed.

### Services

The agent understands that the property has mains water / electricity / septic tank 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



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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

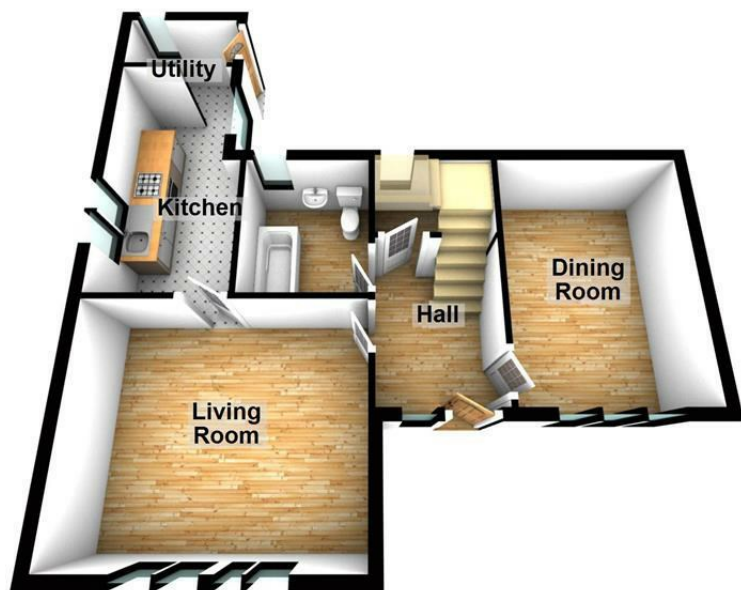
MISREPRESENTATION ACT - PROPERTY  
MISDESCRIPTIONS ACT

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-090621-V1.0**



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>24</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	