



22 Lion Hill, Stourport-On-Severn, Worcestershire, DY13 9HG

This beautiful and stunning end town house is situated within the heart of Stourport on Severn's Town Centre the property offers great access to the local shops, bus links and Riverside area with picturesque walks and parks. The property enjoys a modern layout having a kitchen diner, cloak room and rear hall to the ground floor, living room, bedroom, and cloakroom to the first floor and two bedrooms and bathroom to the second floor. Benefiting further from off road parking, gas central heating and double glazing. Internal inspection is essential to fully appreciate the property on offer, call today to book your viewing.

EPC Band D.
 Council Tax Band A.

Offers Around £230,000

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Entrance Door

Opening to the kitchen diner.

Kitchen Diner

18'0" max x 9'10" max (5.50m max x 3.00m max)



Fitted with wall and base units with complementary work surface over, built in oven and hob with stainless steel splashback with hood over, one and a half bowl sink unit with mixer tap, tiled splash backs, space for under counter appliance, breakfast bar, double glazed window to the front, door to the cloakroom and rear hall.



Cloakroom

Having a wash basin, w/c, and part tiled walls.

Rear Hall



With a worktop having plumbing for washing machine beneath, storage unit, radiator, stairs to the first floor landing, double glazed window to the rear, and door leading outside.

First Floor Landing

Having stairs continuing to the second floor, radiator and doors to bedroom two, cloakroom, and living room.

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Living Room

14'1" x 11'9" (4.30m x 3.60m)



With double glazed double doors with Juliet Balcony, and radiator.

Bedroom Two

10'9" max x 7'2" max (3.30m max x 2.20m max)



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

Cloakroom



Outlook



Fitted with a w/c, wash basin, and panelled walls.

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Second Floor Landing



With doors to bedrooms one, three and bathroom.

Bedroom One

13'9" x 11'9" inc w/robes (4.20m x 3.60m inc w/robes)



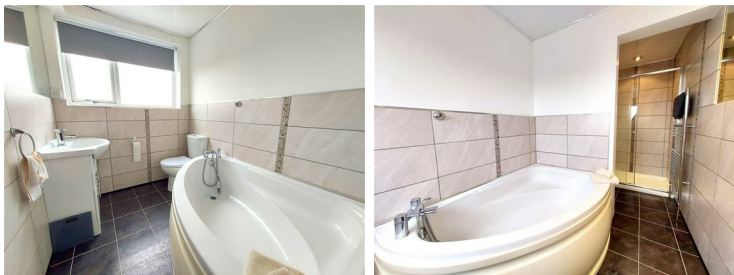
With double glazed double doors with Juliet Balcony, fitted wardrobe with sliding mirrored doors, and radiator.

Bedroom Three

7'10" x 7'2" (2.40m x 2.20m)

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

Bathroom



Fitted with a suite comprising a corner bath with shower attachment to the taps, shower enclosure with tiled surround, w/c, wash basin to base unit, part tiled walls, fitted mirror, heated towel rail, and double glazed window to the rear.

Outside

Having a shared approach and communal side access.

Rear Area



Having a covered decked area with a neighbouring right of access.

Local Area



Situated within the heart of Stourports Town Centre.

Council Tax

Wyre Forest DC - Band A.

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.

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 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.

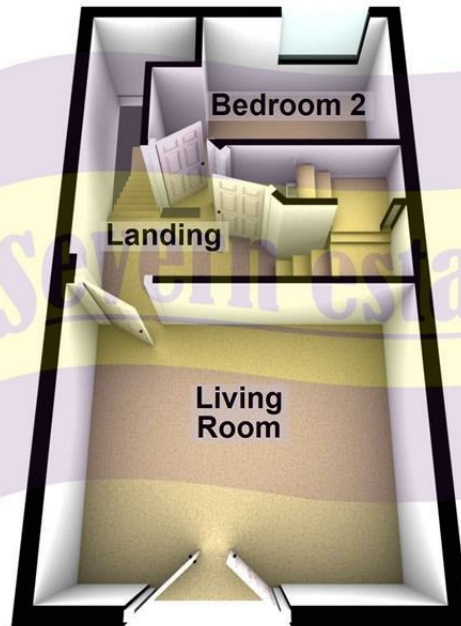
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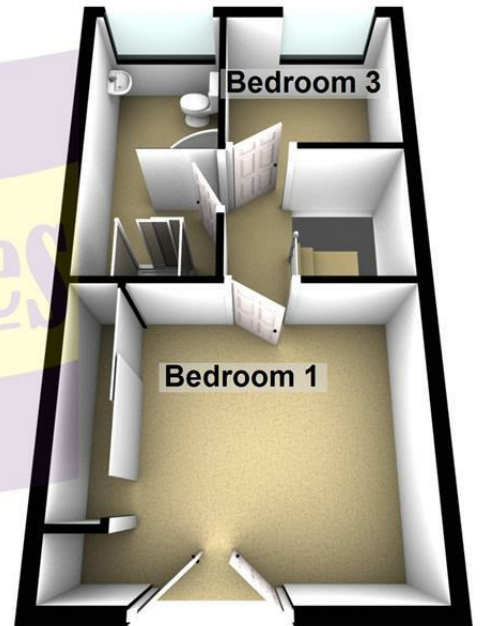
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	