



## 39 Areley Common, Stourport-On-Severn, Worcestershire, DY13 0NG

This immaculately presented two bedroom traditional end-terraced house is available with the distinct advantage of No Upward Chain and situated along popular residential location within the popular area of Areley Kings which offers easy access to the amenities close by of a Coop 'Village' Store, Pharmacy, bus links, main road networks leading to Bewdley, Worcester or the Town Centre, plus recreational park - ideal for those with children or dogs. The interior accommodation briefly comprises a living room, dining room and kitchen to the ground floor and two bedrooms and shower room to the first floor. Benefiting further from gas central heating and generous rear garden. Act fast to avoid disappointment, available with No Upward Chain.

EPC Band D.  
Council Tax Band B.

Offers In The Region Of £179,950

# 39 Areley Common, Stourport-On-Severn, Worcestershire, DY13 0NG

## Entrance Door

Opening to the living room.

## Living Room

12'5" x 11'5" (3.80m x 3.50m)



Having a double glazed window to the front, radiator and door to the lobby.

## Dining Room

12'5" x 11'5" (3.80m x 3.50m)



Having a double glazed window to the side and rear, radiator, understairs storage cupboard and door to the kitchen.

## Kitchen

14'9" x 7'10" max (4.50m x 2.40m max)



## Lobby

With stairs to the first floor landing and door to the dining room.

Fitted with wall and base units with complementary worksurface over, single drainer sink unit with mixer tap, built in double oven and induction hob with hood over, space for domestic appliance, plumbing for washing machine, integrated dishwasher, tiled splash backs, radiator, inset spotlights, double glazed window to the rear and door to the rear garden with side panel.



**Outlook**



**First Floor Landing**

With doors to both bedrooms and shower room.

**Bedroom One**

12'5" x 11'5" (3.80m x 3.50m)



**Bedroom Two**

12'1" max x 6'6" (3.70m max x 2.00m)



Having a double glazed window to the rear and radiator.

Having a double glazed window to the front and radiator.

**Shower Room**



**Rear Garden**



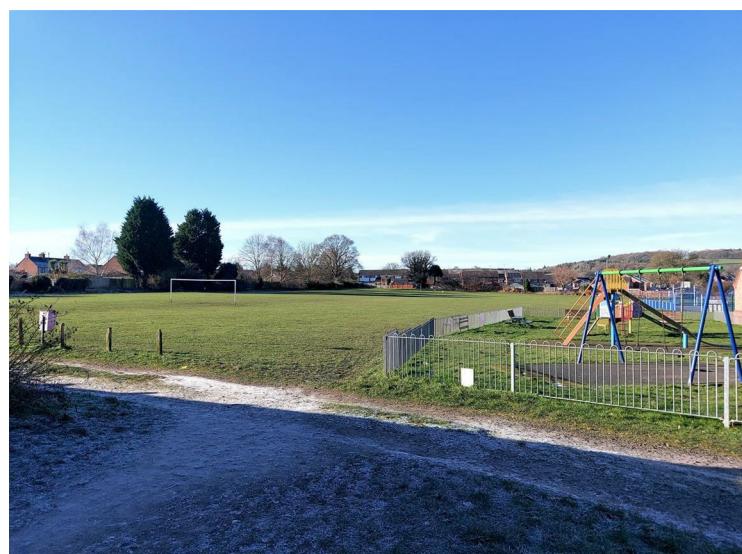
Fitted with a suite comprising a shower enclosure with panelled surround, fitted base units provide storage, with a wash basin over and w/c with concealed cistern, LED mirror, part tiled walls and tiled flooring, radiator, airing cupboard and double glazed window to the side.



**Outside**

Low maintenance frontage set behind a low level wall and gated side access.

**Local Area**



**Council Tax**

Wyre Forest DC - band B.

### **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.

### **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 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-240124-V1.0**



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	