



**69 Manor Road, Stourport-On-Severn, DY13 9DW**

We are delighted to offer For Sale this mid terraced house which is situated in this popular location close to Stourport Town Centre and its amenities and the distinct advantage of backing onto the Staffordshire & Worcestershire canal. The accommodation comprises of an "L" shape lounge / diner and kitchen to the ground floor, three bedrooms and bathroom to the first floor. The property benefits further from a gas central heating system, double glazing, integral garage and a delightful rear garden with decking area to the rear.

Council Tax Band B.  
 Epc Band C.

**Offers Around £220,000**



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### Porch

5'6" x 3'3" (1.7m x 1.0m)

Having a door opening in with wooden panelling and further door opens into the reception hall.

### Reception Hall

9'2" x 6'2" (2.8m x 1.9m)

Having wood effect laminate flooring, radiator, understairs storage, coving to the ceiling, dado rail and door to the lounge / diner.

### Lounge / Diner

20'0" max 9'10" min x 14'9" max 7'10" min (6.1m max 3.0m min x 4.5m max 2.4m min)



Having a double glazed sliding patio door to the rear, laminate wood effect flooring, coving to the ceiling, dado rail, two radiators and door to the kitchen.

### Lounge / Diner



### Kitchen

9'6" x 6'6" (2.9m x 2.0m)



Fitted with a range of wall and base cabinets with complimentary work surface over, single drainer sink unit with mixer tap, space for domestic appliances, plumbing for washing machine, part tiled walls, tiled flooring and double glazed window to the rear.

### First Floor Landing

Having access to the loft space, coving to the ceiling, dado rail, doors to the bedrooms, bathroom and airing cupboard housing central heating boiler.

### Bedroom One

11'5" x 10'2" (3.5m x 3.1m)



Having a double glazed window to the front, built in wardrobes and radiator.



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### Bedroom Two

12'9" x 8'6" max 6'6" min (3.9m x 2.6m max 2.0m min)



Having a double glazed window to the rear and radiator.

### Bedroom Three

9'6" x 7'10" (2.9m x 2.4m)



Having a double glazed window to the rear and radiator.

### Bathroom

8'6" x 4'11" (2.6m x 1.5m)



Having a white suite comprising of a panel bath with thermostatic shower and screen over, wash hand basin built into vanity unit, W/c, tiled walls, heated towel rail and extractor fan.

### Outside

Driveway to the front providing off road vehicular parking leading to the garage.

### Garage

17'0" x 8'10" (5.2m x 2.7m )



Having an up and over door.



Rear Garden



Having a gravel patio area with pergola which leads to a shaped lawn with borders and a further wooden decking area onto the Staffordshire & Worcestershire canal with potential for mooring.

Rear Garden



Rear Garden



Rear Elevation



Canal View



Canal View



Council Tax

Wyre Forest District Council Band B.



### Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

### 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.

### 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.

### 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.

### Disclaimer

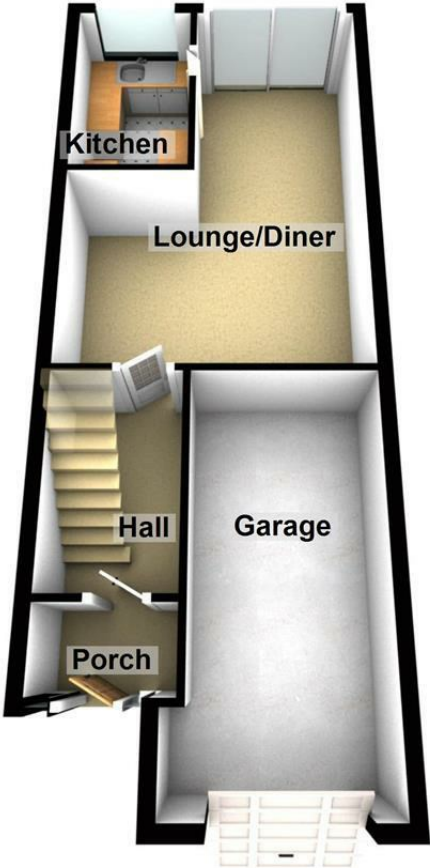
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

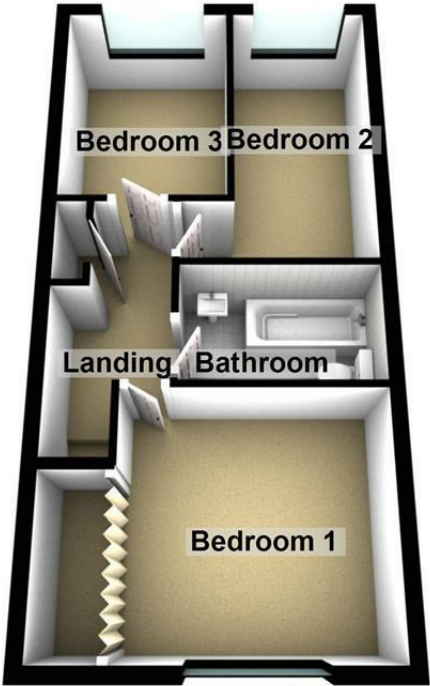
RP-28-03-2025-V1



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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	