



40 High Street,  
Stourport-on-Severn  
Worcestershire DY13 8BS  
Tel: 01299 826777  
Fax: 01299 828686

2-4 Marlborough Street,  
Kidderminster  
Worcestershire DY10 1AY  
Tel: 01562 748877  
Fax: 01562 753489

[www.severnstateagents.co.uk](http://www.severnstateagents.co.uk)



## 2 Cherry Tree Walk, Stourport-On-Severn, DY13 0JT

This well presented semi detached house is situated in a cul-de-sac position within the popular Astley Cross area located towards the edge of Stourport on Severn, which offers easy access to the local amenities including a Londis 'Village' store, pharmacy, recreational park plus easy access to road links leading to Stourport Town Centre, Bewdley and Worcester. The internal accommodation which has been well cared for by the current owners briefly comprises of a lounge / diner, kitchen, conservatory (ideal as a dining room) to the ground floor, three bedrooms and bathroom to the first floor. The property benefits further from a gas central heating system, double glazing, garage, off road parking and a rear garden. Internal inspection is essential to fully appreciate the property on offer, book your viewing today.

Epc Band TBC. Council Tax Band C.

**Offers Around £245,000**



## 2 Cherry Tree Walk, Stourport-On-Severn, , DY13 0JT

### Entrance Door

With a double glazed side panel and opening to the entrance hall.

### Entrance Hall

With doors to the lounge diner and kitchen, radiator and stairs rising to the first floor landing with under-stair storage solution beneath.

### Kitchen

9'10" x 8'10" (3.00m x 2.70m)



Fitted with wall and base units having a complementary worksurface over, single drainer sink unit with mixer tap, built in oven and induction hob with hood over, integrated fridge-freezer and dishwasher, plumbing for washing machine, part tiled walls, tiled flooring, double glazed window to the front and inset spotlights.

### Lounge Diner

15'1" max x 14'5" max, 10'5" min (4.60m max x 4.40m max, 3.20m min)



Having a double glazed window and double doors opening to the conservatory, radiator and coving to the ceiling.



### Conservatory

14'9" x 8'10" (4.50m x 2.70m)



Having a brick base with double glazed windows to the side and rear, plus double doors opening to the decked area of rear garden.



### First Floor Landing

With a double glazed window to the side, loft hatch and doors to all bedrooms and bathroom.



## 2 Cherry Tree Walk, Stourport-On-Severn, , DY13 0JT

### Bedroom One

11'9" x 9'2" (3.60m x 2.80m)



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

### Bedroom Three

8'2" x 6'10" (2.50m x 2.10m)



Having a double glazed window to the rear and radiator.

### Bedroom Two

11'1" x 8'2" (3.40m x 2.50m)



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

### Bathroom



Fitted with a white suite comprising a bath with shower and screen over, pedestal wash basin, w/c, heated towel rail, part tiled walls, tiled flooring, double glazed window to the front, inset spotlighting and airing cupboard.



## 2 Cherry Tree Walk, Stourport-On-Severn, , DY13 0JT

### Outside



Have a block paved driveway and leading to the entrance door and garage.

### Garage

With an up and over door.

### Rear Garden



### Council Tax

Wyre Forest DC - Band C.

### 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.

### 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

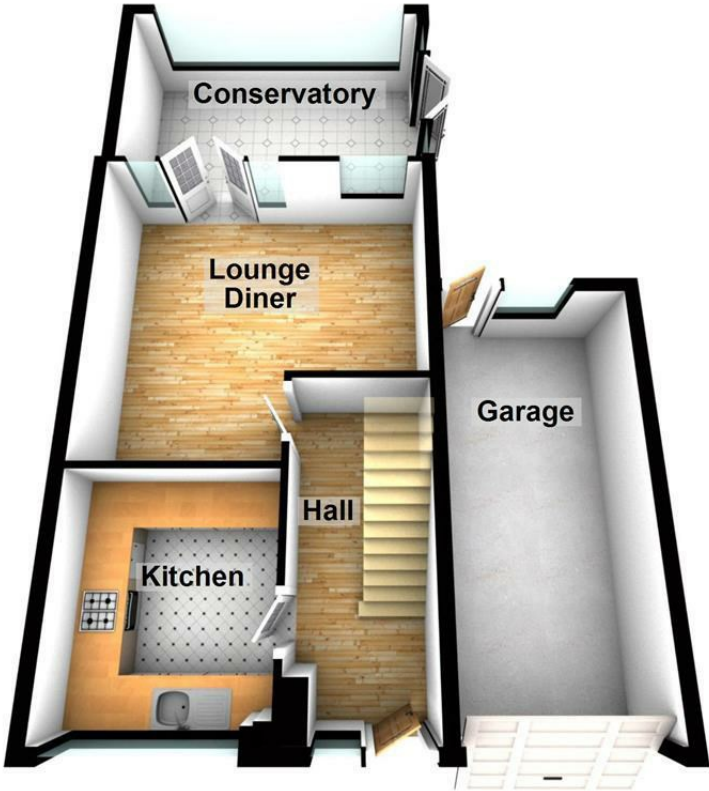
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RF-200523-V1.0

## 2 Cherry Tree Walk, Stourport-On-Severn, , DY13 0JT



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 