



Severn Estates  
40 High Street, Stourport on Severn  
Worcestershire, DY13 8BS  
01299 826777  
[sos@severnestateagents.co.uk](mailto:sos@severnestateagents.co.uk)  
[www.SevernEstateAgents.co.uk](http://www.SevernEstateAgents.co.uk)



### 24 St Georges Place, Radford Avenue, Kidderminster, Worcestershire, DY10 2ES

\*\*\*\*\*New Instruction - Full Details to Follow\*\*\*\*\*

We are delighted to offer For Sale this end terraced house situated upon a private road off Radford Avenue, ideal for access to the local shops, schools, public transport and further easy access to Kidderminster Town Centre. The accommodation which is situated over three floors comprises of a lounge and kitchen to the ground floor, bedroom one and bathroom to the first floor, loft bedroom to the second floor. The property benefits further from a gas central heating system, double glazing and a small garden are to the rear. Would be an ideal first time purchase or buy to let investment. Available with No Upward Chain.

Council Tax Band A.

Epc Band D.

**Offers Around £129,950**

## 24 St Georges Place, Radford Avenue, Kidderminster, Worcestershire, DY10 2ES

### Entrance Door

Being double glazed and opens into the reception hall.

### Reception Hall

Opens into the lounge.

### Lounge

Having a double glazed window to the front, radiator, open staircase to the first floor and door to the kitchen,

### Kitchen

Fitted with wall and base cabinets with complimentary work surface over, sink unit with mixer tap, built in oven and hob, plumbing for washing machine, wall mounted central heating boiler, double glazed window and door to the rear, radiator and door to the cellar.

### First Floor Landing

Having staircase to the 2nd floor, doors to two bedrooms and bathroom.

### Bedroom One

Having a double glazed window to the front and radiator.

### Bedroom Two

Having a double glazed window to the rear and radiator.

### Bathroom

White suite comprises of a panel bath with shower and screen over, pedestal wash hand basin, W/c, part tiled walls, radiator and double glazed window to the rear.

### 2nd Floor Landing

Having door opening into loft bedroom.

### Loft Bedroom

Having a double glazed dormer window and a radiator.

### Rear Garden

### Council Tax

Wyre Forest District Council Band A.

### 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 / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

### 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.

### 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.

### 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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