



## **69 Brindley Street, Stourport-On-Severn, Worcestershire, DY13 8JG**

This beautiful terraced house offers the immense advantage of a garage and off road parking, along with a stunning family kitchen diner. Being situated upon this popular residential location of Stourport on Severn which grants easy access to the local amenities including Primary and Secondary Schools, local convenience shop, walking distance to the Town Centre along with road networks leading to the Town Centre and Kidderminster. Having been well cared for by the current owner the interior briefly comprises a living room, and family kitchen diner to the ground floor, two bedrooms and bathroom to the first floor, and a further loft room. Benefiting further from a cellar, gas central heating, rear garden, plus garage and off road parking. Internal inspection is essential to fully appreciate the property to its fullest, available with No Upward Chain.

EPC Band TBC.  
Council Tax Band B\*.

**Offers Around £220,000**

**Entrance Door**

Opening to the porch.

**Porch**

Having single glazed windows to the front and side, tiled flooring, and door to the living room.

**Living Room**

11'5" x 11'5" into alcove (3.50m x 3.50m into alcove)



With a feature fireplace with inset electric fire, radiator, double glazed window to the front, coving to the ceiling, and door to the inner lobby.

**Inner Lobby**

With stairs to the first floor landing, radiator, and door to the dining area.

**Open Plan Family Kitchen**



A fabulous and versatile space offering a modern layout of designated lounge, dining and kitchen area.

**Family Area**

11'5" x 11'5" into alcove (3.50m x 3.50m into alcove)



With underfloor heating, door to the cellar, feature chimney breast with exposed brick work, coving to the ceiling, and open plan to the dining area.

\* The seller has informed us that in the corner towards the dining area there are concealed pipes as a future proofing move should a cloakroom need to be installed.

**Dining Area**

5'2" x 10'2" (1.60m x 3.10m)



With underfloor heating, door to the side, and open plan to the kitchen area.



#### Kitchen Area

12'5" x 10'2" (3.80m x 3.10m)



The striking glazed lantern floods light to the kitchen which is fitted with wall and base units having a complementary work surface over, space for 'Range' style oven (current oven can be available via separate negotiations), one and a half bowl sink unit with mixer tap, space for under counter appliance, plumbing for washing machine and domestic appliance, door and double glazed window to the rear, and underfloor heating.

#### First Floor Landing

With doors to both bedrooms, bathroom and stairs to the loft room.

#### Bedroom One

14'9" max, 13'5" min x 8'6" (4.50m max, 4.10m min x 2.60m)



Having a double glazed window to the front, radiator, coving to the ceiling, and low level storage space.

#### Bedroom Two

10'9" x 7'10" (3.30m x 2.40m)



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

**Bathroom**



**Rear Garden**



Having a bath with shower and screen over, w/c, wash basin set to base unit, part tiled walls, heated towel rail, and double glazed window to the rear.

**Loft Room**

14'9" x 14'5"\*\* (4.50m x 4.40m\*)



**Rear Elevation**



Having a skylight, radiator, and storage to the eaves.

\* Limited head height.

\*\* Please be advised we have not seen any building regulations surrounding the loft conversion.

**Outside**

Having a frontage with pathway leading to the entrance door.

## Garage



We understand from the seller that the interior of the garage is in need of repair.

## Council Tax

Wyre Forest DC - Band B\*

\*Improvement Indicator - Yes

## 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.

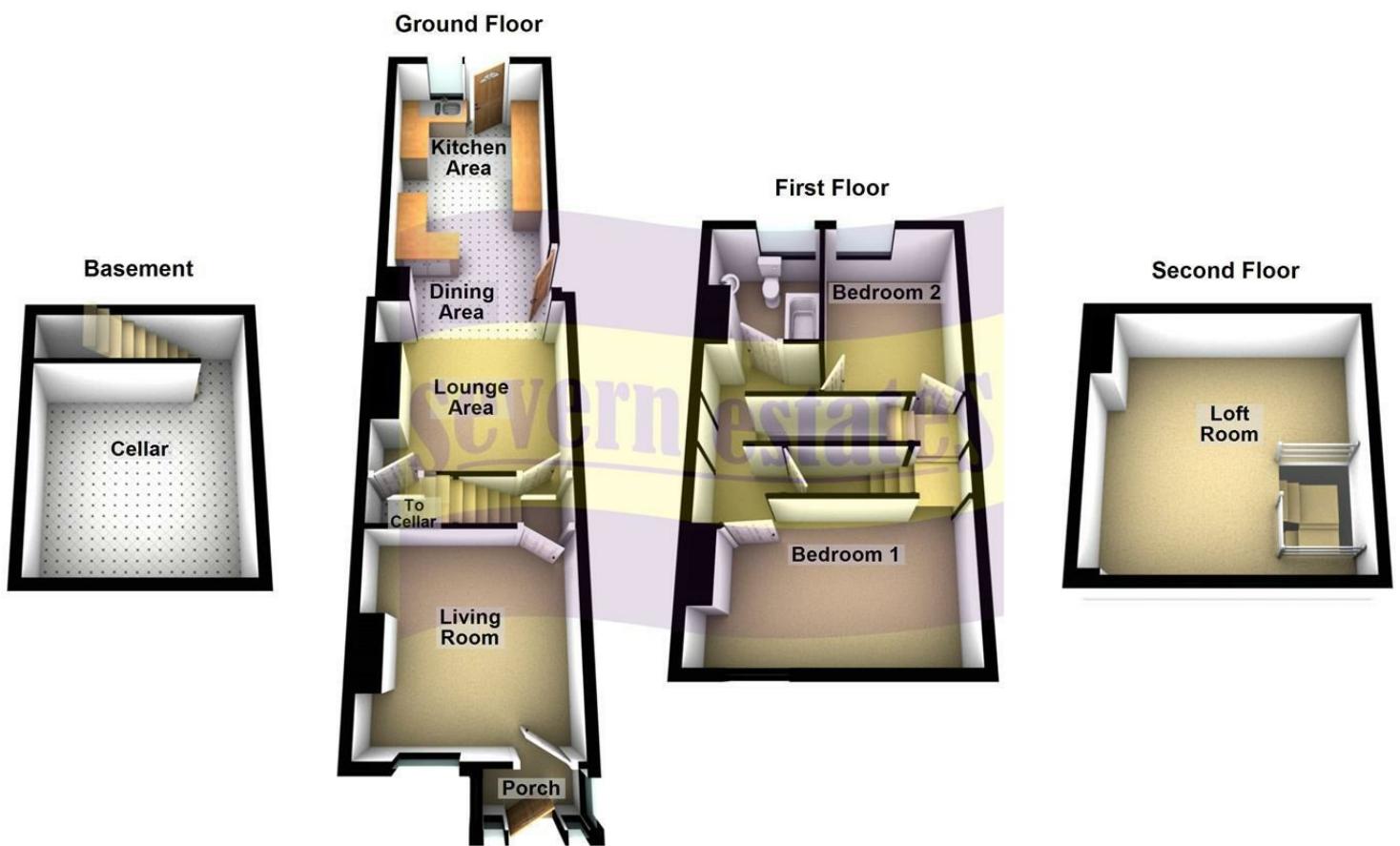
## Floorplan

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	