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4 Bell Row, Stourport-On-Severn, Worcestershire, DY13 9HN

We are delighted to offer For Sale this modern style end terraced property which is situated in the heart of Stourport on Severn Town Centre, ideal for all the local amenities and having lovely views across the canal and the basins. The accommodation which is set over three floors and in the recent past has had the benefit of replacement double glazing throughout comprises of a lounge, kitchen, cloakroom and rear hallway to the ground floor, two bedrooms and family bathroom to the first floor, master bedroom with ensuite and bedroom four to the second floor. The property benefits further from a gas central heating system and off road parking to the rear. Available with No Upward Chain. Epc Band C.

Offers Around £205,000

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Entrance Door

Being composite double glazed and opens into the lounge.

Lounge

13'1" x 12'5" (4.0m x 3.8m)



Having a replacement double glazed window to the front, feature fire surround with marble effect backing and hearth with an electric fire and door to the kitchen.

Lounge



Kitchen

14'1" max x 9'2" max (4.3m max x 2.8m max)



Fitted with a range of wall and base cabinets with wood effect doors, dark marble effect worksurface over, one and a half bowl sink unit with, built in stainless steel oven, gas hob with stainless steel hood over, plumbing for washing machine, space for domestic appliances, laminate wood effect flooring, part tiled walls, replacement double glazed window to the rear, wall mounted boiler, radiator, door to the rear hallway and the cloakroom.

Kitchen



Cloakroom

6'2" x 4'7" max 2'11" min (1.9m x 1.4m max 0.9m min)

Having a wall mounted wash hand basin, W/C, radiator and wood effect laminate flooring.

Rear Hallway

3'3" x 5'2" (1.0m x 1.6m)

Having a double glazed composite door opening in, radiator, staircase to the upper floors and door the kitchen.

First Floor Landing

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

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Bedroom Two

10'5" x 9'6" plus 4'11" x 3'3" (3.2m x 2.9m plus 1.5m x 1.0m)



Having a replacement double glazed window to the rear and radiator.

Bedroom Three

9'10" x 9'2" plus 3'3" x 2'7" (3.0m x 2.8m plus 1.0m x 0.8m)



Having a radiator and replacement double glazed window to the front with views over the canal and basin.

Family Bathroom

6'6" x 6'2" (2.0m x 1.9m)



Having a walk in shower enclosure, pedestal wash hand basin, W/C, part tiled walls, radiator, extractor fan and heated towel rail.

Second Floor Landing

Having a replacement double glazed window to the front with views over the canal and basin with access to the loft space, doors to the master bedroom suite and bedroom four.

Master Bedroom Suite

17'0" max 10'5" min x 13'1" max 6'6" min (5.2m max 3.2m min x 4.0m max 2.0m min)



Having a replacement double glazed window to the rear, radiator and door to the ensuite.

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Bedroom Four

10'2" x 6'2" (3.1m x 1.9m)



Ensuite Bathroom

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



Having a white suite comprising of a panel bath, pedestal wash hand basin, W/C, part tiled walls, replacement double glazed window to the side and radiator.

Having a radiator and replacement double glazed window to the front with views of the canal and basin.

Outside



Set behind a small brick wall with gated access there is a small foregarden with pathway to the front entrance door.

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Rear Parking



Being block paved to provide off road vehicular parking.

View



View



Local Area



Local Area



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.

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.

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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

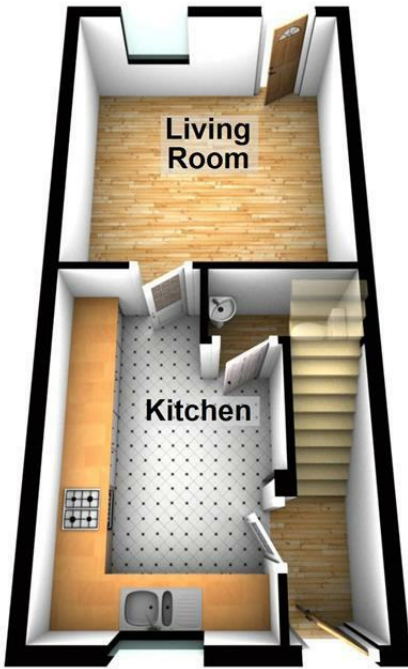
MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTIIONS ACT

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-06/11/20-V1



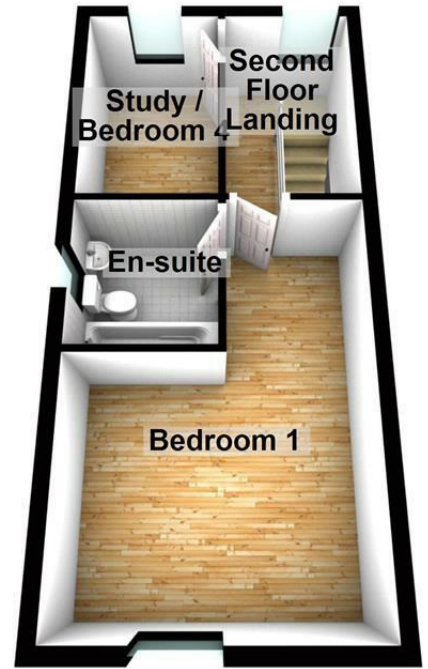
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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 