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### 11a Berkeley Crescent, Stourport-On-Severn, DY13 0HJ

We are delighted to offer For Sale This link detached bungalow that is situated in this highly sought after residential area. The spacious accommodation comprises of a lounge, kitchen, two bedrooms and shower room. The property benefits further from a gas central heating system, dg, garage, parking a a rear garden. Available with no upward chain, book your viewing today to missing out.

Epc Band  
Council Tax Band C

**Offers Around £268,900**



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### Entrance Door

Double glazed composite door opens into the porch.

### Porch

4'3" x 3'7" (1.3m x 1.1)

Having a tiled floor and door to the reception hall.

### Reception Hall

Having doors to all rooms and storage cupboard.

### Lounge

16'0" x 11'1" (4.9m x 3.4m)



Having a double glazed sliding patio door to the rear, newly laid wood effect laminate flooring, feature fire surround with electric fire and radiator.

### Lounge



### Kitchen

14'9" x 8'6" (4.5m x 2.6m)



Having wall and base cabinets with cream colour doors, butchers block effect work surface over, one and a half bowl sink unit with mixer tap, built in oven and gas hob, space for domestic appliance, plumbing for washing machine, wall mounted central heating boiler, double glazed window to the rear, radiator, part tiled walls and double glazed door to the side.

### Kitchen



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### Bedroom One

12'5" x 11'1" (3.8m x 3.4m)



Having a double glazed window to the front and radiator.

### Bedroom Two

12'5" x 9'10" (3.8m x 3.0m)



Having a double glazed window to the front, newly laid wood effect laminate flooring and radiator.

### Shower Room

8'6" x 7'2" (2.6m x 2.2m)



Fitted with a white suite comprising of a shower cubicle with thermostatic bar shower, pedestal wash hand basin, W/C, part tiled walls, inset lighting, heated towel rail and double glazed window to the side.

### Outside

Block paved providing ample off road vehicular parking giving access to the garage.

### Garage



Having a roller shutter door, double glazed door and window to the rear.



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## Rear Garden



Having a paved patio leading to the lawn with raised flowerbed borders, side access gate and door to the rear of the garage.

## Rear Garden



## Rear Garden



## Tenure - Not Verified

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

## Council Tax

Wyre Forest District Council Band C.

## 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

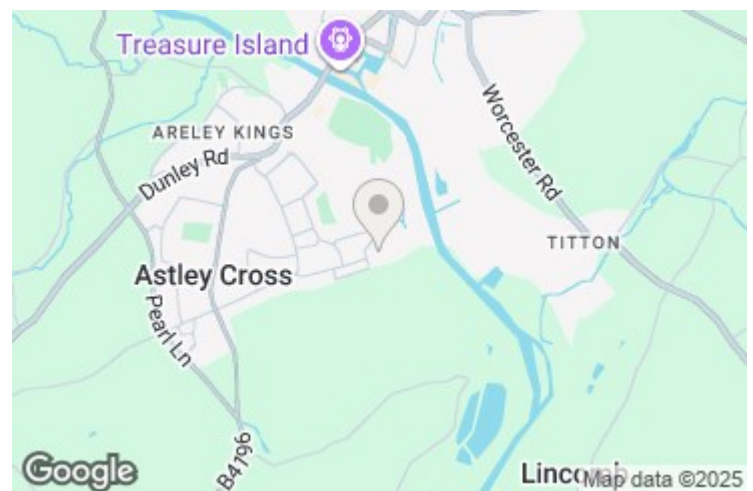
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Disclaimer

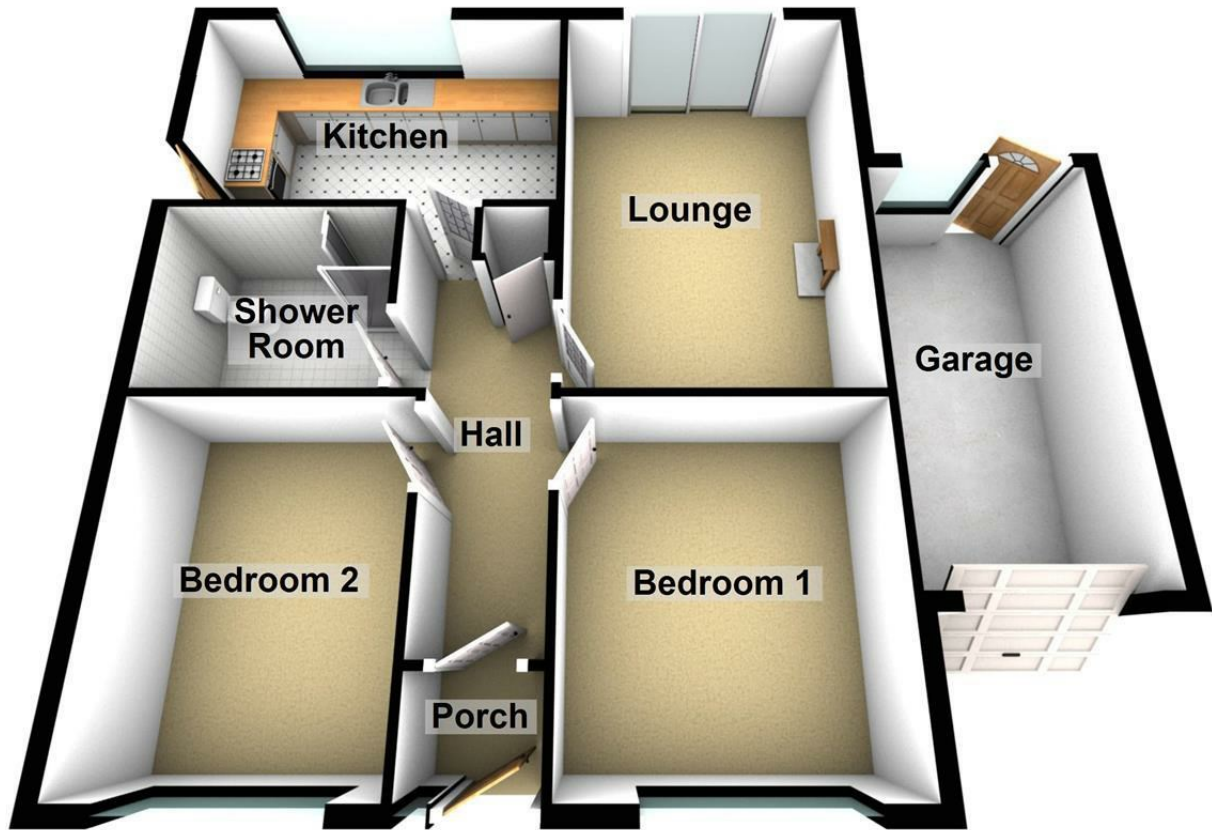
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

## RP-13-05-2025-V2



## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 