



## 24 Ryvere Close, Stourport-On-Severn, DY13 0AT

This terraced house is situated upon this residential location and would make an ideal first time buy or buy-to-let property. Situated upon this established residential area of Stourport with the location giving access to main road networks leading to the Town Centre, Bewdley and Worcester, plus amenities located close by in Areley Kings of a Coop 'Village' Store with post office, plus a pharmacy and recreational park. The interior briefly comprises an entrance hall, kitchen, living room and two conservatories to the ground floor, plus two bedrooms and bathroom to the first floor landing. Benefiting further from double glazing, low maintenance rear garden and parking area.

Call today to book your viewing.

EPC band TBC.  
Council Tax Band A.

Offers Around £149,950

# 24 Ryvere Close, Stourport-On-Severn, , DY13 0AT

## Entrance Door

Opening to the hall.

## Hall

With stairs to the first floor landing and storage cupboard beneath, archway to the kitchen, storage cupboard, door to the living room and radiator.

## Living Room

19'0" max reducing to 9'6" x 13'5" max\* (5.80m max reducing to 2.90m x 4.10m max\*)



Having coving to the ceiling, two double glazed windows to the conservatory and double glazed double doors to the conservatory.

\*Irregular in shape.



## Kitchen

12'9" x 8'2" (3.90m x 2.50m)



Fitted with wall and base units having complementary worksurface over, single drainer sink unit with mixer tap, space for 'Range' style cooker with hood over, space for domestic appliance, plumbing for washing machine, tiled splash backs, tiled flooring and doors to the conservatory.



**Conservatories**



**Conservatory One**

13'1" x 5'10" (4.00m x 1.80m)



With tiled flooring, double glazed windows to the rear, double glazed double doors to the rear and door to conservatory two.

**Conservatory Two**

18'4" max reducing to 13'9" x 6'2" max\* (5.60m max reducing to 4.20m x 1.90m max\*)



Having double glazed windows to the rear, double doors to the rear garden and tiled flooring.

\*Irregular in shape.

**First Floor Landing**

With a double glazed window to the front, storage cupboard and doors to both bedrooms and bathroom.

**Bedroom One**

19'0" max x 10'5" max, 9'6" min\* (5.80m max x 3.20m max, 2.90m min\*)



Having two double glazed windows to the rear and radiator.

\*Irregular in shape.

## 24 Ryvere Close, Stourport-On-Severn, , DY13 0AT

### Bedroom Two

13'5" x 8'10" (4.10m x 2.70m)



Having a double glazed window to the front and radiator.

### Bathroom



Having a communal parking area with the house situated behind a green with path leading to the entrance door.

Fitted with a white suite comprising a bath with shower attachment to the taps and screen over, pedestal wash basin, w/c, heated towel rail, tiled walls, slim storage unit and double glazed window to the front.

### Rear View



# 24 Ryvere Close, Stourport-On-Severn, DY13 0AT

## Rear Garden



## Rear Elevation



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.

## Agents Note

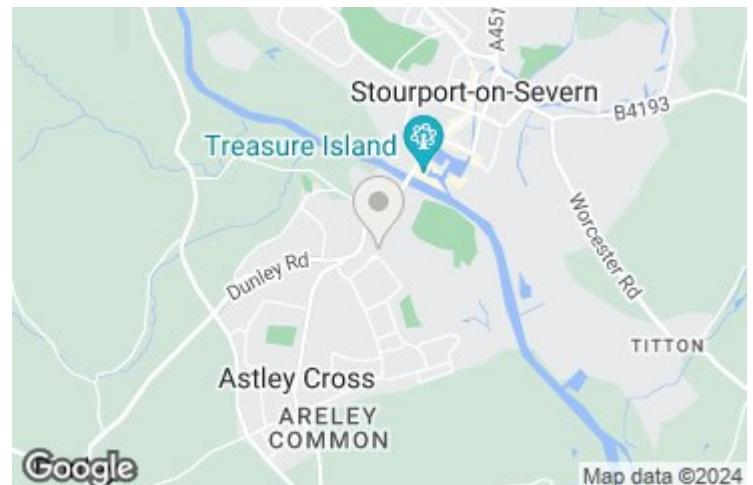
Please be advised the sale of the property is subject to the grant of probate.

## 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-080224-V1.0



## Council Tax

Wyre Forest DC - Band A.

## 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.

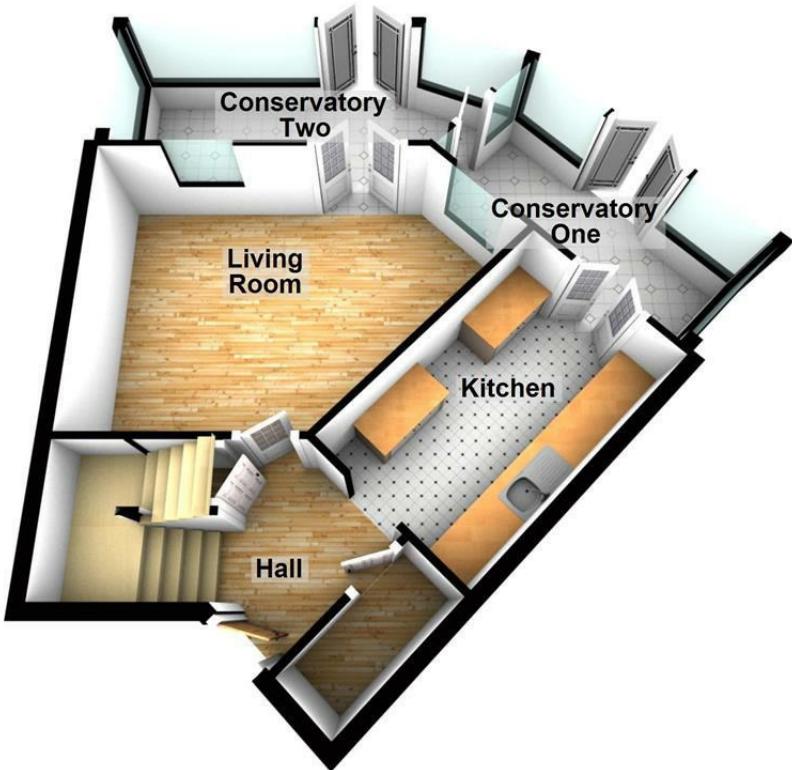
## Fixtures & Fittings

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

### Ground Floor



### First Floor



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	75	
(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	