



### **8 The Grove, Stourport-On-Severn, Worcestershire, DY13 9NJ**

This semi-detached bungalow is offered For Sale with the distinct advantage of No Upward Chain and situated within this popular residential location on the Hartlebury side of Stourport and offers easy access to the main road networks, leading to the Town Centre and Kidderminster, in addition to Hartlebury Common for those with dogs or enjoy walks. Having been lovingly cared for the internal accommodation briefly comprises a living room, kitchen, conservatory, shower room and two bedrooms. Benefitting further from gas central heating, rear garden, and off road parking. Book your viewing today of this delightful bungalow, available with No Upward Chain.

EPC band TBC.  
 Council Tax Band C.

**Offers Around £235,000**



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### Entrance Door

Located to the side and opening to the hall.

### Hall

With doors to both bedrooms, shower room, kitchen and living room, plus loft hatch, coving to the ceiling, and radiator.

### Living Room

19'0" x 11'5" max (5.80m x 3.50m max)



Having a double glazed window to the front, radiator, feature brick fireplace with gas fire, and coving to the ceiling.



### Kitchen

10'9" max x 10'5" max (3.30m max x 3.20m max)



Fitted with wall and base units having a complementary worksurface over, one and a half bowl sink unit with mixer tap, integrated washing machine, space for domestic appliances, cooker hood, radiator, tiled splash backs, double glazed window to the side, and door to the conservatory.

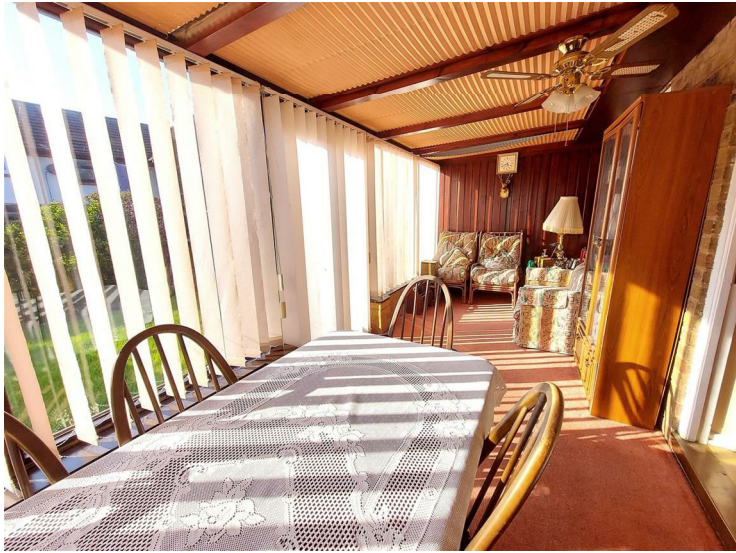




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### Conservatory

20'0" x 7'2" (6.10m x 2.20m)



With double glazed windows to the side and rear, double doors opening to the rear garden, and two radiators.

### Bedroom Two

9'2" x 8'2" (2.80m x 2.50m)



With a double glazed window to the front, radiator, and fitted wardrobes.

### Bedroom One

10'5" x 9'6" (3.20m x 2.90m)



Having an internal window to the conservatory, radiator, fitted wardrobes, bedsides, overhead bed units and vanity desk.

### Shower Room



Fitted with a walk-in shower with panelled walls, pedestal wash basin, w/c, radiator, and double glazed window to the side.



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### Outside



Having a decorative fore garden, driveway providing off road parking, gated access to the rear garden, and access to the entrance door.

### Rear Garden



Being laid mainly to lawn with borders.

### Council Tax

Wyre Forest DC - 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.

### 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

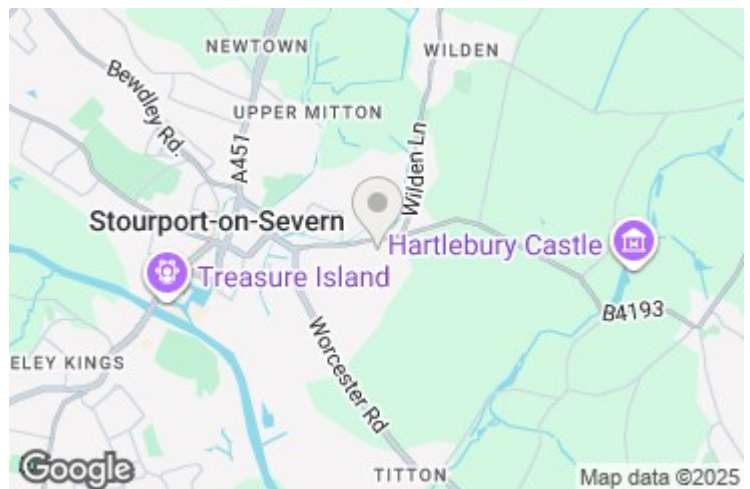
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### Disclaimer

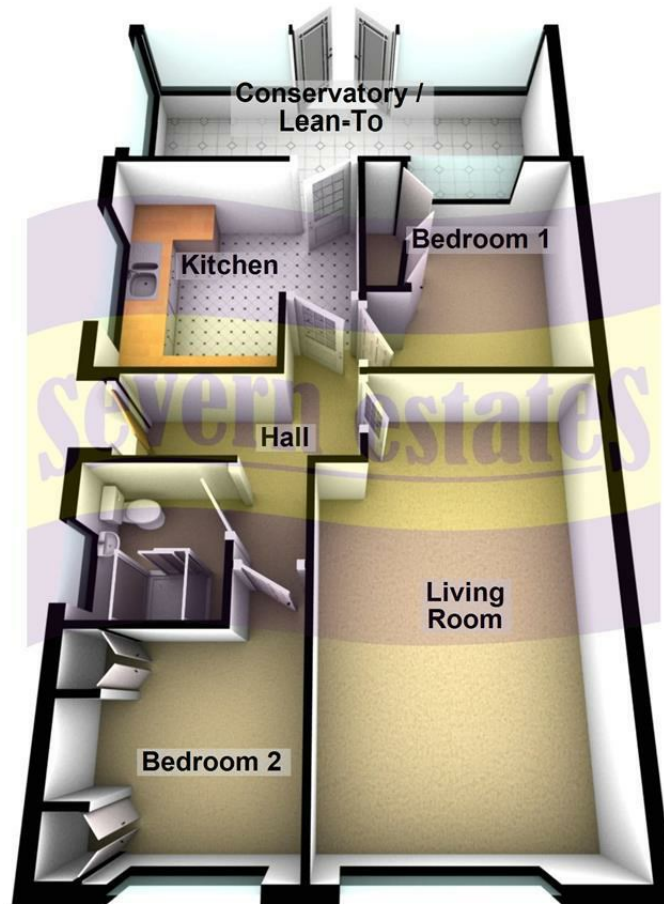
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

### RF-280325-V1.0



## The Grove



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