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The Heathers Lickhill Road, Stourport-On-Severn, Worcestershire, DY13 8SB

This detached bungalow is situated within this quiet yet incredibly convenient location situated on the fringe of Stourport on Severn Town Centre. Tucked away the property enjoys easy access to the local shops, Supermarkets, bus links, main roads and canal & Riverside walks in addition to the Memorial Park ideal for those with dogs. Offering an entrance porch, spacious lounge diner, kitchen, two bedrooms and shower room. Benefiting further from double glazed windows, gas central heating, garage and parking. Early inspection is essential to avoid missing out on this great and rare opportunity, call today to book your viewing. Available with NO UPWARD CHAIN. EPC Band tbc.

Offers Around £250,000

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Entrance Door

Being double glazed and opening into the porch.

Porch

Having a double glazed window to the side and door to the lounge diner.

Lounge Diner

20'11" max, 14'5" min x 15'5" max, 10'2" min (6.40m max, 4.40m min x 4.70m max, 3.10m min)



Lounge Area



With a double glazed window to the front, feature electric fire with surround, radiator, door to the inner hall and open plan with the dining area.

Dining Area



Having a sliding patio door to the rear garden, radiator and door to the kitchen.

Kitchen

10'9" x 8'2" (3.30m x 2.50m)



Fitted with wall and base units having a worksurface over, one and a half bowl sink unit with mixer tap, built in mid-level oven and hob with extractor fan over, integrated fridge and freezer, tiled splash back, radiator, double glazed window to the rear and door to the side leading outside.

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Inner Hall

Having the loft hatch and doors to both bedrooms and shower room.

Bedroom One

11'5" to w/robe x 10'5" (3.50m to w/robe x 3.20m)



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

Bedroom Two

10'5" x 10'2" (3.20m x 3.10m)



Having a double glazed window to the rear and radiator.

Shower Room



With a fitted walk-in (one small step) shower with tiled surround

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and screen, pedestal wash basin, w/c, double glazed window to the rear, part tiled walls and radiator.

Outside



Having a driveway providing off road parking, access to the garage, side access gate, lawned frontage and entrance door.



Garage

Having an up and over door to the front, side access door and plumbing for washing machine.

Rear Garden



Being mainly set to a shaped lawn with borders and patio area, the greenhouse and shed will be included within the sale of the property.



Rear Elevation



Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / 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-090720-V1.0

Directions

As you leave Stourport Town Centre along Lickhill Road you will pass Stourport Bowling Club and The Workmans club on the left hand side, take the turning as if you are heading to The Workmans carpark, as you approach the barrier you will see the drive continues on the right hand side, The Heathers can be located down here.



Ground Floor



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

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |