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34 Lickhill Road, Stourport-On-Severn, DY13 8SA

We are delighted to offer For Sale this mid terraced house, which is situated in the heart of Stourport On Severn and within walking distance of the shops, schools the riverside meadows and the main road and transport networks. Having been well cared for the accommodation comprises of an open plan lounge / diner with under stairs storage, kitchen and bathroom to the ground floor, two bedrooms to the first floor. The property benefits further from a gas central heating system, double glazing and a long rear garden.

Available with No Upward Chain.

Council Tax Band B.

Epc Band D.

Offers Around £189,950

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Entrance Door

Being double glazed and opens into the lounge.

Lounge

15'1" x 12'9" max 8'2" min (4.6m x 3.9m max 2.5m min)



Having a double glazed window to the front, fire grate, radiator and access to the lobby area.



Lobby Area

Having staircase to the first floor landing, doors to the bathroom and kitchen.

Kitchen

10'5" x 9'6" (3.2m x 2.9m)



Fitted with wall and base cabinets with wood effect doors and complimentary work surface over, single drainer sink unit with mixer tap, space for domestic appliance, plumbing for washing machine, double glazed window and door to the rear, tiled flooring and wall mounted boiler.



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Bathroom

6'10" x 4'11" (2.1m x 1.5m)



Having a white suite comprising a panel bath with shower and screen over, pedestal wash hand basin, W/C, part tiled walls, tiled flooring and heated towel rail

Bedroom two

11'1" max x 8'2" (3.4m max x 2.5m)



Having a double glazed window to the rear door to cupboard and radiator.

First Floor landing

Having doors to the bedrooms.

Bedroom One

11'5" x 11'1" (3.5m x 3.4m)



Having a double glazed window to the front and radiator.

Outside

Rear Garden



Having a paved patio leading to a long lawn area. (photo to follow)



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.

Council Tax

Wyre Forest District Council Band B

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.

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