



### 7 St. Davids Close, Stourport-On-Severn, DY13 8RZ

We are delighted to offer For Sale this semi detached family home which is situated upon this quiet cul-de-sac along this incredibly popular and sought after location of Stourport on Severn, which offers easy access to the main road networks leading to the Town Centre, Kidderminster and Bewdley, plus a handy

local convenience store and access to the local Primary and High Schools. The accommodation comprises of a lounge, dining room and kitchen to the ground floor, three bedrooms and bathroom to the first floor. The property benefits further from a gas central heating system, double glazing, off road parking and garage in a separate block. Available with No Upward Chain.

Council Tax Band C.

Epc Band C.

**Offers Around £245,000**

**Entrance Door**

Being Double glazed and opens in to the reception hall.

**Reception Hall**

5'10" x 5'2" (1.8m x 1.6m)

Having doors to the storage cupboard, kitchen and the lounge.

**Lounge**

17'4" x 11'9" (5.3m x 3.6m)



Having double glazed windows to the front & side, wall mounted gas fire and door to the dining room.

**Lounge**



**Dining Room**

14'5" max 10'9" min x 8'6" (4.4m max 3.3m min x 2.6m)



Having a double glazed window to the rear, staircase to the first floor landing, radiator and door to the kitchen.

**Kitchen**

8'6" x 8'6" (2.6m x 2.6m)



Having wall and base cabinets with complimentary work surface over, single drainer sink unit with mixer tap, space for domestic appliance, plumbing for washing machine, part tiled walls, radiator, double glazed window to the side, wall mounted central heating boiler and door to the hallway.

**First Floor Landing**



Having a double glazed window to the side, door to airing cupboard housing the water tank.

**Bedroom One**

13'1" max 11'1" min x 9'10" (4.0m max 3.4m min x 3.0m)



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

**Bedroom Two**

13'5" max 11'5" min x 9'10" (4.1m max 3.5m min x 3.0m)



Having a double glazed window to the front and a radiator.

**Bedroom Three**

8'6" x 6'10" (2.6m x 2.1m)



Having a double glazed window to the front and radiator.

**Bathroom**

7'10" x 6'10" (2.4m x 2.1m)



Having a white suite comprising a shower cubicle with wall mounted shower, pedestal wash hand basin, W.C, tiled walls, radiator and a double glazed window to the rear.

**Outside**



Having a driveway to the front providing off road vehicular parking with a lawn fore garden and pathway to the entrance door and gated access to the rear garden.

**Rear Garden**



Having a paved patio area leading to the lawn.

**Rear Elevation**



**Garage En-Bloc**

**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-12-08-2025-V1**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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	