

25 Areley Common, Stourport-On-Severn, Worcestershire, DY13 0LF

We are delighted to offer For Sale this Victorian Terraced Cottage which would make an ideal first time buy or suitable to downsize to. Located in the charming village of Areley Kings, this property benefits from local amenities including a village hall that hosts community events, shops, and two pubs. The semi-rural setting features scenic open fields and a close-knit community atmosphere, making it a convenient and appealing place to live near Stourport-on-Severn.

This delightful Victorian terraced cottage blends period character with modern convenience, with lots of period features and offers an open-plan lounge and dining area with an original fireplace and an inset wood burner, leading to a second bathroom equipped with a toilet, basin, and shower, bespoke solid wood kitchen with a range cooker for stylish and practical meal preparation, lean-to utility room providing additional functional space. Two good-sized double bedrooms (potential to convert loft space subject to planning), one with a large en-suite bathroom featuring a rolled-top bath and separate shower. The property benefits further from a courtyard rear garden opening onto an attractive, well-designed sunny garden, complete with a summer house and a shed at one end, private off-street parking for your convenience and peace of mind.

Spacious, fully boarded loft area with potential for conversion into a third bedroom, subject to planning permission.

Early viewing is highly recommended to appreciate all it has to offer.

Epc Band D.

Council Tax Band B.

Offers In The Region Of £229,950

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Entrance Door

Opens into the reception hall.

Reception Hall

14'1" x 3'7" (4.3m x 1.1m)

Having a staircase to the first floor landing, radiator, doors to the lounge and kitchen.

Kitchen



A delightful country style kitchen fitted with a range of wall and base cabinets with wooden doors, marble effect work surface, single drainer sink unit with mixer tap, integrated freezer, Rangemaster range cooker, space for domestic appliance, pattern tiled flooring, part tiled walls, radiator and double glazed window to the front.

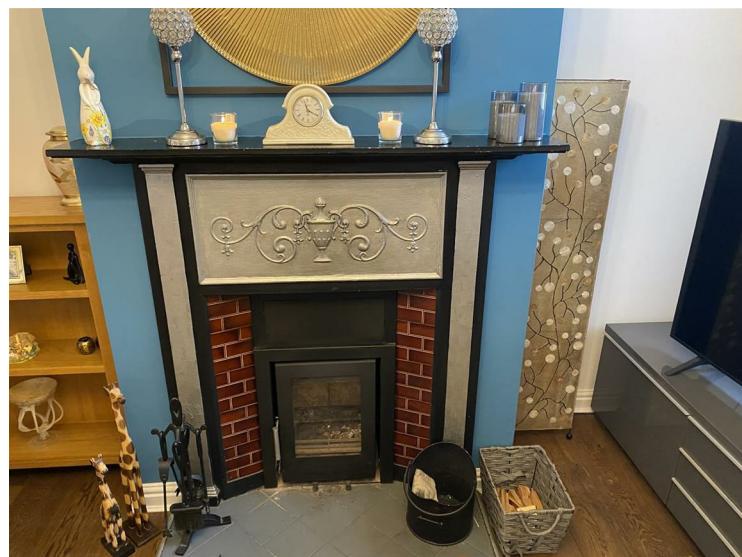
Lounge Area

12'5" x 12'1" (3.8m x 3.7m)



Having a double glazed window to the rear, feature fire surround with inset log burner, wood effect laminate flooring, radiator, door to the understairs storage and walkthrough to the dining area.

Lounge Area



Dining Area

12'5" x 6'10" (3.8m x 2.1m)



Having a double glazed window to the side, radiator, door to the ground floor shower room and the utility room.

Utility

5'6" x 5'6" (1.7m x 1.7m)

Having access to the rear garden and plumbing for washing machine.

Ground Floor Shower Room

6'2" x 6'2" (1.9m x 1.9m)

Having a shower cubicle, wash hand basin built into a unit, W/C, wood flooring, wall mounted gas central heating boiler, radiator and double glazed window to the side.

First Floor Landing

Having doors giving access to the bedrooms.

Bedroom One

12'5" x 11'9" (3.8m x 3.6m)



Having a double glazed window to the rear, ornate fire grate, built in storage cupboard, radiator and door to the ensuite bathroom.

Bedroom One

Ensuite

12'5" x 6'10" (3.8m x 2.1m)



Fitted with a white suite comprising of a roll top bath with centre taps, separate shower cubicle, pedestal wash hand basin, W/C, part tiled walls, radiator and double glazed window to the rear.

Bedroom Two

12'5" x 10'9" (3.8m x 3.3m)



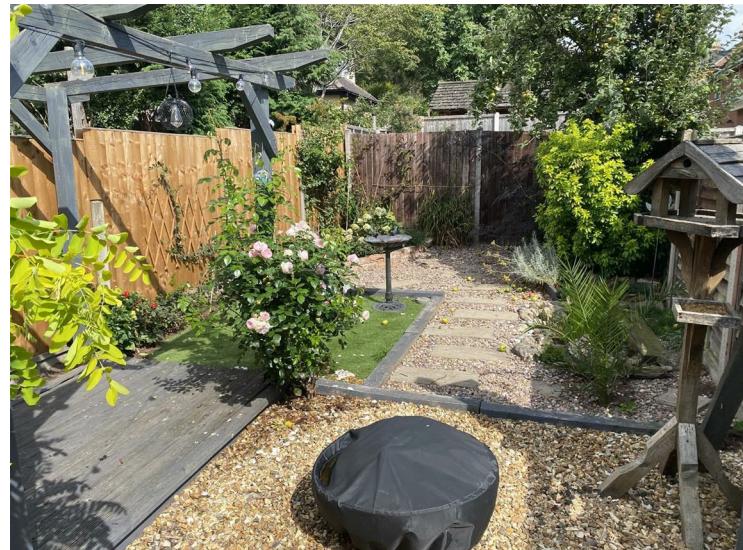
Having a double glazed window to the front, ornate fire grate, radiator and door to storage cupboard with access to the boarded loft space. (Spacious, fully boarded loft area with potential for conversion into a third bedroom, subject to planning permission).

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Outside

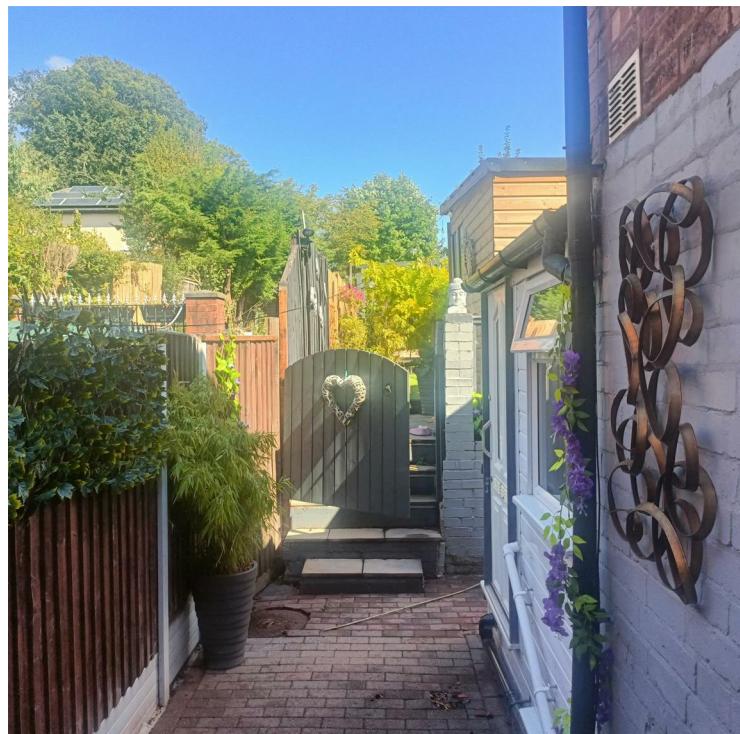


Rear Garden



Gravel fore garden with pathway to the front entrance door.

Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden

Rear Garden



Rear Parking Area



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 B

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.

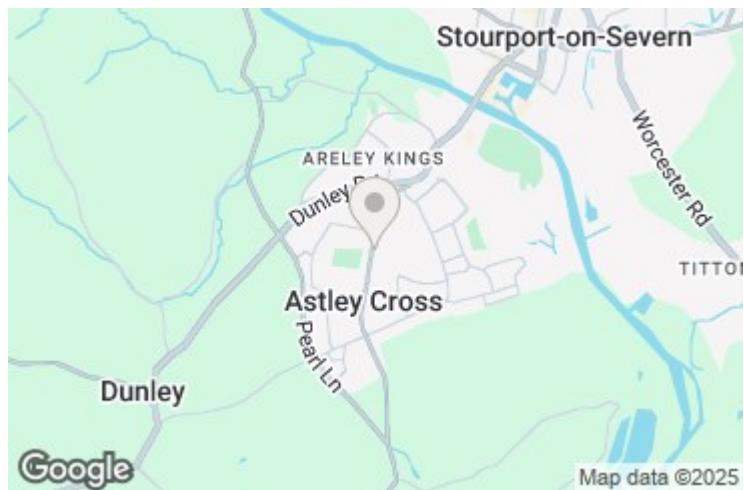
Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

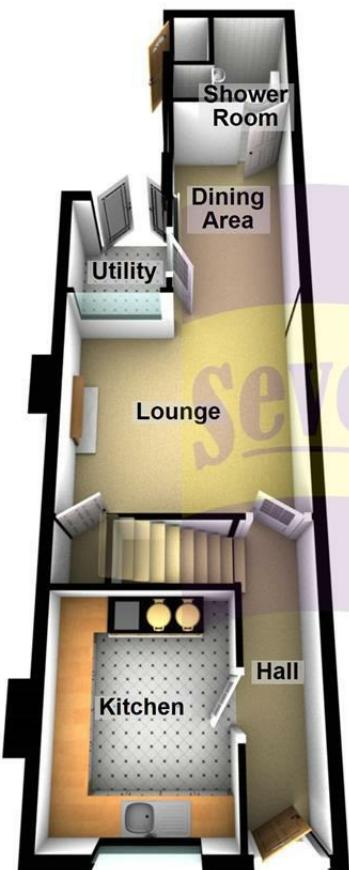
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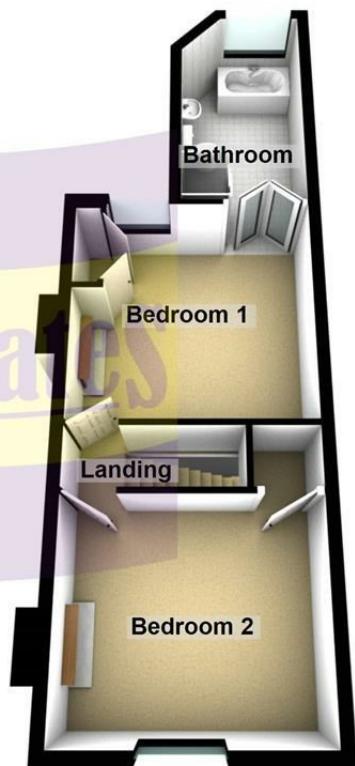
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Ground Floor



First 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	