



For Sale: £160,000. Freehold
Warwick Street,
Stourport-On-Severn, DY13

- No upwards chain
- Two bedrooms
- Two Receptions
- Drive & Garden

Bagleys
SALES AND PROPERTY MANAGEMENT

ATTENTION FIRST TIME BUYERS AND INVESTORS. No upwards chain! Bagleys are pleased to present this two bedroom, two reception mid-terraced house to the market. The property benefits from living room, dining room, kitchen, cellar, two first floor bedrooms and bathroom. Externally there is a driveway to the front and an enclosed garden to the rear. EPC D59.

Reception Room One UPVC window to the front elevation, wall mounted electric fire, ceiling light point and gas central heating radiator. Door to staircase.

Reception Room Two UPVC window to the rear elevation, feature fireplace with solid fuel fire, ceiling light point and gas central heating radiator. Doors to cellar, kitchen and staircase.

Cellar Ceiling light point, fuse board and utility meters.

Kitchen Fitted cupboards with worksurfaces over and inset stainless steel sink. UPVC windows to the rear and side elevations, two ceiling light points and gas central heating radiator.

First Floor Landing Doors to both bathroom and bathroom. Ceiling light point.

Bedroom One UPVC window to the front elevation, ceiling light point and gas central heating radiator.

Bedroom Two UPVC window to the rear elevation, ceiling light point and gas central heating radiator. Loft access hatch.

Bathroom White suit comprising panelled bath with mains shower over, pedestal sink and low level WC. Cupboard houses the Glow Worm central heating boiler. UPVC window to the rear elevation, ceiling light point and gas central heating radiator.

Externally To the front is a driveway for one vehicle. A side access leads to the rear garden which has patio area, decking area and lawn beyond. Fenced boundaries.



Room Details

Reception Room One	3.64m x 3.03m (11'11" x 9'11")
Reception Room Two	3.62m x 3.67m (11'11" x 12'0")
Cellar	3.64m x 3.00m (11'11" x 9'10")
Kitchen	4.62m x 1.75m (15'2" x 5'9")
First Floor Landing	
Bedroom One	4.82m x 3.04m (15'10" x 9'12")
Bedroom Two	4.58m x 2.44m (15'0" x 8'0")
Bathroom	2.32m x 2.65m (7'7" x 8'8")



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropack G2023

Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions (92-100) 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	59	82	Very energy efficient - lower running costs (92-100) 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, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

