

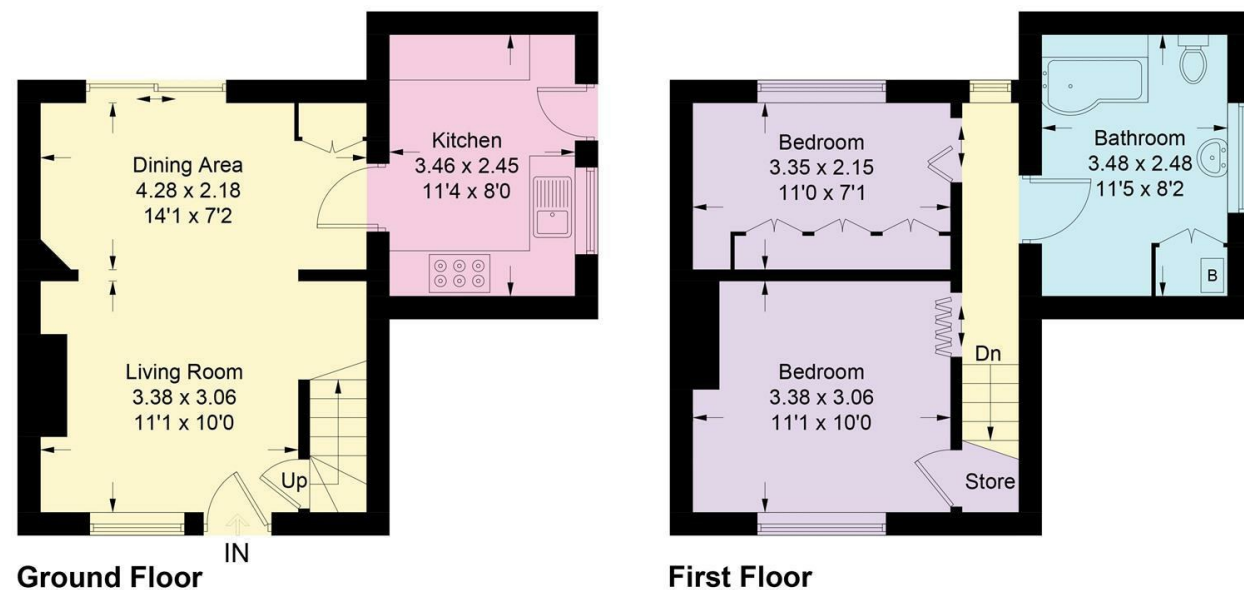
FOR SALE

60 Wilden Lane, Stourport-On-Severn, DY13 9LR



60 Wilden Lane, Stourport on Severn

Approximate Gross Internal Area = 65.4 sq m / 704 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



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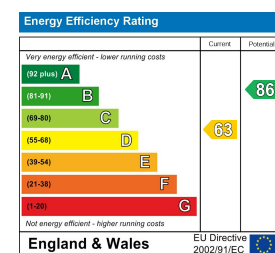
Price £245,000

60 Wilden Lane, Stourport-On-Severn, DY13 9LR

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A particularly attractive and extended 2 bedroom end-terraced cottage situated in this convenient and sought after rural location. There is plenty of off-road parking to the front and a fabulous, private garden to the rear with wonderful long-distance views. An internal viewing is thoroughly recommended



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Kidderminster Sales

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Mileage (all distances approximate)
 Stourport on Severn 1.6 miles Hartlebury 4 miles Bewdley 4.5 miles Kidderminster 6 miles
 Worcester 13 miles Birmingham 23 miles



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- An Attractive & Extended End-Terrace Cottage
- Well Presented & Characterful Accommodation
- 2 Bedrooms & Generous Bathroom
- Living Room with Log Burner
- Dining Area & Fitted Kitchen
- Beautiful Private Rear Gardens
- Plenty of Off-Road Parking
- Fabulous Long-Distance Views

INTRODUCTION

A particularly attractive and extended end-terraced cottage situated in this convenient and sought after rural location, being set back off Wilden Lane, offering well-proportioned accommodation over two floors comprising a living room with log burner, dining area, fitted kitchen to the ground floor and to the first floor two bedrooms and a generous bathroom. There is plenty of off-road parking to the front and a fabulous private garden to the rear with wonderful long-distance views. An internal viewing is thoroughly recommended.

FULL DETAILS

This attractive cottage is approached off Wilden Lane, being set back from the road over a generous fore garden providing off road parking for a number of vehicles with a paved and stepped pathway to the main entrance. The pathway continues via a gated side access to the rear.

LIVING ROOM

This attractive cottage style living room has power points, TV aerial point, ceiling mounted light fitting, double panel radiator, beautiful feature log burning fire, with tiled hearth and wooden mantle over.

DINING AREA

From the rear of the living room a step up leads to the dining area with plenty of space for dining table and chairs, radiator, power points, ceiling mounted light fitting and UPVC double glazed sliding doors opening out to the attractive and private rear garden.

KITCHEN

Accessed from the dining room being fully fitted with a range of marble effect rolled top work surfaces with inset one and a half sink with single drainer, mixer tap and extensively tiled surround. There are base and eye level wooden units with a double 'Range Master' electric oven with five ring gas hob and stainless steel extractor hood over. There is space and plumbing for automatic washing machine, space for larder style fridge freezer, ceiling mounted light fitting and UPVC double glazed window and pedestrian door to the side.

FIRST FLOOR LANDING

From the living room a turning staircase leads to the first floor where the landing offers a radiator, ceiling mounted light fitting and access to boarded roof space with two Velux windows and drop down ladder. The landing accesses both first floor bedrooms and family bathroom.

BEDROOM ONE

Situated to the front with power points, radiator, ceiling mounted light fitting, fitted wardrobe with hanging rail and shelf and UPVC double glazed window with fabulous long distance views.

BEDROOM TWO

Situated to the rear with power points, single panel radiator, ceiling mounted light fitting and UPVC double glazed window offering attractive outlook across the generous private rear garden.

FAMILY BATHROOM

Being spacious with extensive tiling and offering a white suite of low level close coupled WC, pedestal wash hand basin with stainless steel mixer tap, panel bath, tiled display shelf, wall mounted shower and glazed shower screen. There is a large cupboard housing the 'Logic Plus' gas combination boiler and further storage above. There is a radiator, ceiling mounted light fitting and obscure UPVC double glazed window to the side aspect.

OUTSIDE

The property is set off Wilden Lane where there is plenty of off road parking with attractive lawned gardens, shrub and flower borders and external courtesy and security lighting. A paved pathway leads to the side via gated access to the rear garden. There is an attractive raised gravel side garden offering an abundance of privacy with external courtesy lighting and external water supply.

The rear garden has a paved seating area, lawn and two useful timber garden sheds. Steps lead past a beautiful well stocked raised flower bed to a further lawn area and fully enclosed to all sides via timber fencing with mature hedges. Further paved steps lead to the top tier of this lovely garden where there is a lawned area and level paved patio making the most of the privacy and fabulous long distance views. The rear garden is a particular feature of this attractive cottage having been well thought out and tiered to create useable private garden space as well as feeling quite rural with some woodland bordering the rear and the beautiful views beyond.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.