



**Connells**

Witley Way  
Stourport-On-Severn



## Property Description

A well positioned three bedroom family home in the sought after Areley Common area near to Stourport on Severn.

Benefiting from nearby countryside, excellent local amenities, a number of road and motorway links.

Accessible on foot via the car parking on Witley Way, this family home comprises of Entrance Hallway leading to a Lounge/Dining room and fitted kitchen on the ground floor. To the first floor there are three good sized bedrooms and bathroom. To the side of the property there is a well kept low maintenance garden with a rear access gate leading out to allocated car parking.

## Front Elevation

Benefiting from communal off-road parking and a secluded passage to the property. Door to the front with a boiler and freezer cupboard next to the front door, low maintenance front and side garden, outside electric box.

## Entrance Hall

Boasting a spacious hallway with a traditional cloakroom and additional storage cupboard. Tiled flooring, panelled radiator, ceiling light point and a staircase to the first floor with storage underneath.

## Lounge

16' 6" max x 15' 8" ( 5.03m max x 4.78m )

Spacious living area having wood effect laminate flooring, multiple panelled radiator, multiple ceiling light points and space for a dining table and chairs. Double glazed windows to the side and patio doors leading into the garden.

## Kitchen

9' 8" x 9' 4" ( 2.95m x 2.84m )

Fitted kitchen offering a range of wall and base units and work surfaces. Inset sink and drainer unit, space for a freestanding fridge freezer, gas cooker point and space and plumbing for a washing machine and dishwasher. Tiled flooring, partially tiled walls, ceiling light point and a double glazed window and door to the side into the garden.

## First Floor Landing

Stairs up from the entrance hall onto the first floor landing having ceiling lightpoint, a large storage a 'walk-in wardrobe' with a double glazed window to the side and lighting.

## Bedroom One

15' 9" max x 8' 9" ( 4.80m max x 2.67m )

Double bedroom offering a built-in cupboard, purpose built ceiling loft access with pull down wood ladder and lighting, panelled radiator and double glazed windows to the front and side.

## Bedroom Two

9' 1" x 8' 6" ( 2.77m x 2.59m )

Having fitted carpet, panelled radiator and ceiling light point. Double glazed window to

the side.

### Bedroom Three

8' 6" x 6' 4" ( 2.59m x 1.93m )

Having fitted carpet, ceiling light point and a panelled radiator. Double glazed window to the side.

### Bathroom

White suite comprising a wash hand vanity with storage beneath, low flush WC and a walk-in shower cubicle with glass screen and door. Fully tiled walls and flooring, ceiling light point and a double glazed frosted window to the side.

### Outside

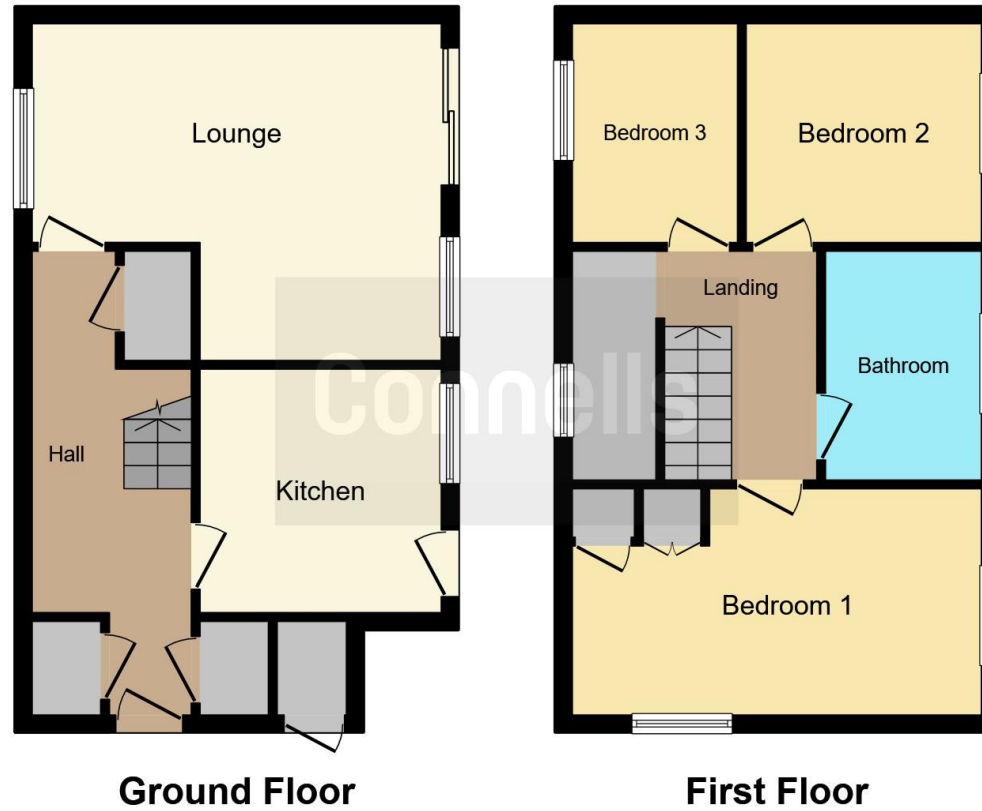
### Rear Garden

Patio garden with an outside tap and a DRI Box electric point, garden sheds and a gated leading to the front.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: Awaited**

Tenure: Freehold

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