

The logo for Severn Estates, featuring the company name in a stylized font on a yellow banner with purple borders.

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30 Malham Road, Stourport-On-Severn, Worcestershire, DY13 8NR

This three bedroom semi-detached home has been extended and remodelled to offer spacious family accommodation. Being situated on the ever popular Burlish Park estate which offers great access to the local amenities including Primary and High Schools, easy access to the main road networks leading to the Town Centre, Kidderminster and Bewdley, plus Burlish Top Nature reserve ideal for those with dogs or enjoy walks. Having been well cared for by the current owner the property offers family accommodation which comprises an entrance porch, spacious lounge diner, conservatory, kitchen and cloakroom to the ground floor, three bedrooms and shower room to the first floor. Benefitting further from off road parking, garage, double glazing, gas central heating system rear garden. Act fast to avoid missing out on this great family home.

EPC band TBC. Council Tax Band C.

Offers Around £250,000

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Entrance Door

Opening to the porch.

Porch

Having storage cupboard, wooden flooring, door to the rear garden and door to the lounge diner.

Lounge Diner

17'0" x 16'0" (5.20m x 4.90m)



Having double glazed double doors to the rear garden, sliding patio door to the conservatory, door to the hall, coving to the ceiling, radiator and wooden flooring.



Conservatory

10'2" x 8'10" (3.10m x 2.70m)



With tiled flooring, double glazed double doors to the rear garden, radiator, double glazed windows to the side and rear.

Hall

Having stairs to the first floor landing, radiator, door to the cloakroom and kitchen.

Cloakroom



Having a double glazed window to the side, w/c and wash basin with splash back.

Kitchen

11'9" x 8'2" (3.60m x 2.50m)



Fitted with wall and base units having complementary work surface over, one and a half bowl sink unit with mixer tap, built in oven and '5' burner hob with hood over tiled splash back, plumbing for washing machine and dishwasher, space for domestic appliance, tiled flooring and double glazed window to the front.



First Flooring Landing

Having doors to all bedrooms and shower room.

Bedroom One

10'5" x 10'2" (3.20m x 3.10m)

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

Bedroom Two

8'6" x 8'2" (2.60m x 2.50m)

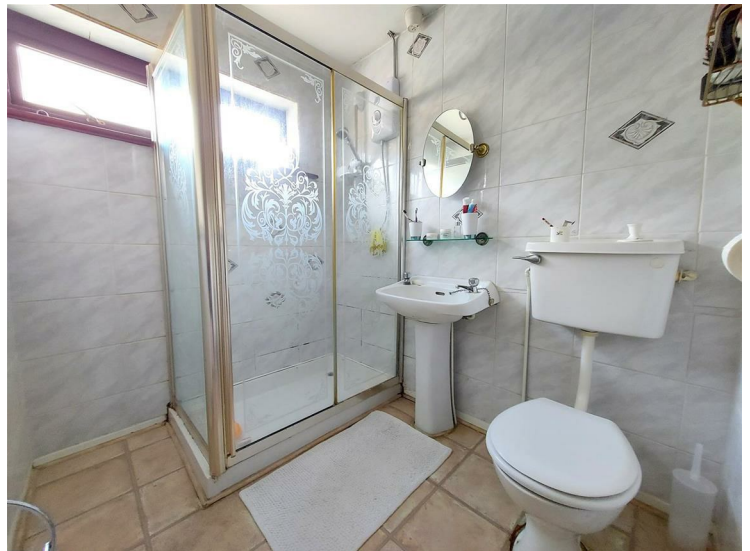
Having a double glazed window to the front, storage cupboard and radiator.

Bedroom Three

10'2" x 6'6" (3.10m x 2.00m)

Having a double glazed window to the rear and radiator.

Shower Room



Fitted with a shower enclosure, w/c, pedestal wash basin, part tiled walls, radiator, airing cupboard and double glazed window to the front.

Outside



Having a driveway and access to the garage.

Garage

With an up and over door to the front.

Rear Garden



Rear Elevation



Council Tax Band

Wyre Forest DC - 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.

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

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.

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.

Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

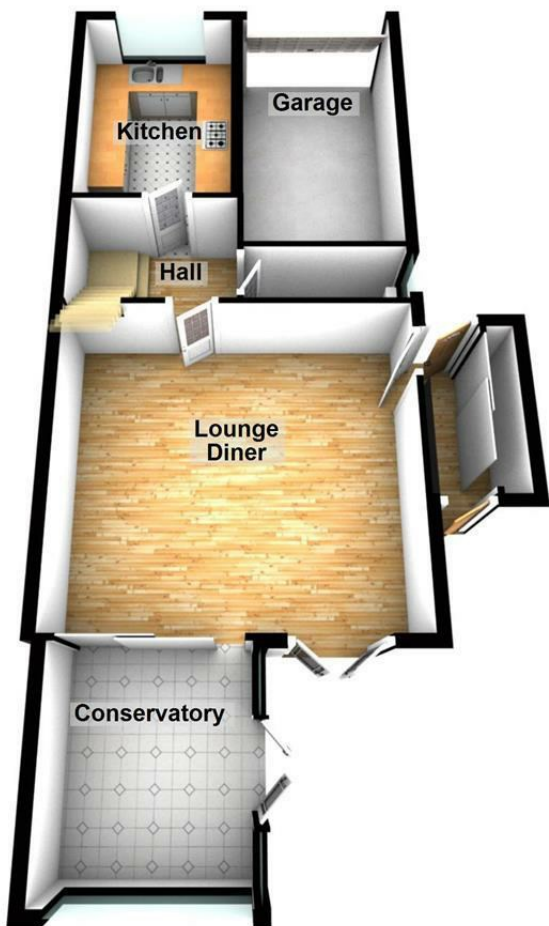
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RF-030623-V1.0

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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	