

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

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## 7 Rannoch Close, Stourport-On-Severn, Worcestershire, DY13 8LZ

This three bedroom semi-detached house is available with the distinct advantage of No Upward Chain and is situated within this quiet cul-de-sac on the ever popular Burlish Park estate. The location grants easy access to the local primary and High School in addition to Burlish Top Nature reserve, recently opened Burlish Park Bike Trail, convenience store and the main road networks leading to the Town Centre, Bewdley & Kidderminster. The property would benefit from some general updating but offers a fabulous base to create a wonderful family home with the accommodation briefly comprising a living room, dining room, kitchen, conservatory and cloakroom to the ground floor. Three bedrooms and shower room to the first floor. Benefiting further from double glazing\* (\*where specified), gas central heating, off road parking, garage and rear garden. Act fast to avoid missing out on this delightful family home.

EPC band TBC.  
Council Tax Band C.

**Offers In The Region Of £249,500**

## 7 Rannoch Close, Stourport-On-Severn, Worcestershire, DY13 8LZ

### Entrance Door

Sliding door opens to the porch.

### Porch

Having a door to the hall.

### Hall

With stairs to the first floor landing, doors to the living room, kitchen and cloakroom.

### Living Room

15'1" into bay x 11'5" (4.60m into bay x 3.50m)



Having a double glazed square bay window to the front, radiator, coving to the ceiling and door to the dining room.

### Dining Room

11'5" x 8'10" (3.50m x 2.70m)



Having a double glazed window to the rear, radiator and door to the kitchen.

### Kitchen

13'5" x 7'2" (4.10m x 2.20m)



Having wall and base units with worksurface over, one and a half bowl sink unit with mixer tap, space for domestic appliance, plumbing for washing machine, tiled splash backs, radiator, double glazed window to the rear and door to the conservatory.

### Conservatory

9'6" x 7'10" (2.90m x 2.40m)



Having double glazed windows to the side and rear and double doors opening to the rear garden.

### Cloakroom

Accessed from the hall having a w/c and wash basin.

### First Floor Landing

With doors to all bedrooms and bathroom plus loft hatch.

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### Bedroom One

14'1" into bay x 11'5" inc. w/robes (4.30m into bay x 3.50m inc. w/robes)



Having a double glazed square bay window to the front, fitted wardrobes and radiator.

### Bedroom Two

11'5" x 10'9" (3.50m x 3.30m)



Having a double glazed window to the rear and radiator.

### Bedroom Three

7'10" x 7'10" (2.40m x 2.40m)

Having a double glazed window to the front and radiator.

### Shower Room



Having a walk-in shower with glazed screen, pedestal wash basin, w/c, vanity area with storage, part tiled walls, radiator and double glazed window to the rear.

### Outside

Having a driveway providing off road parking with access to the garage and gated side access.

### Garage

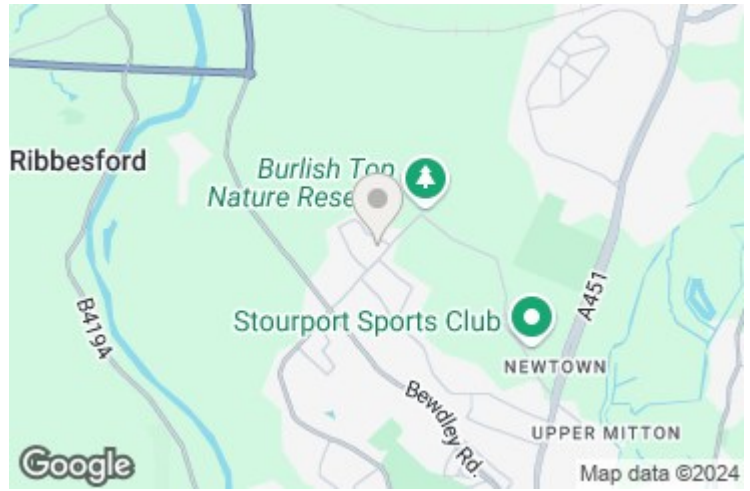
Having an up and over door to the front and housing the Worcester 'Combi' boiler

### Rear Garden



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## Rear Elevation



## Council Tax

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.

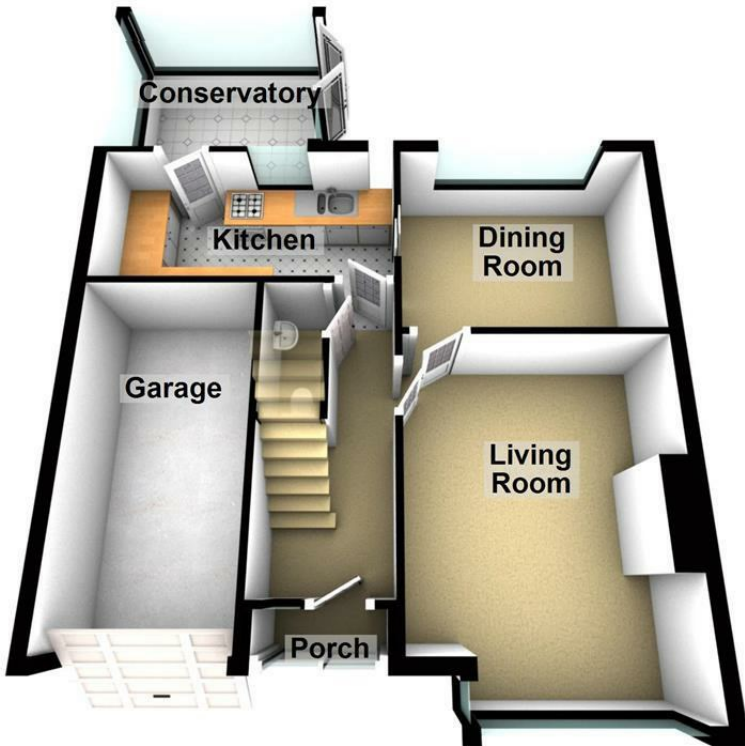
## Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

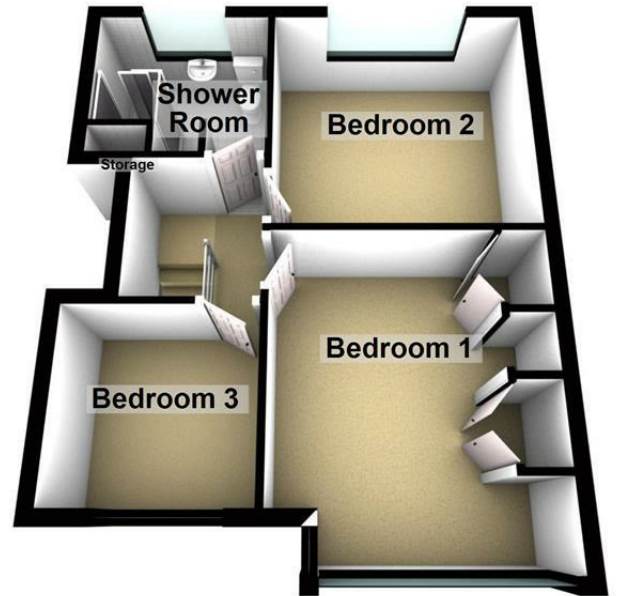
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RF-220723-V1.0

### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	