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38 Mostyn Road, Stourport-On-Severn, Worcestershire, DY13 8PN

This extended four bedroom semi-detached house is presented to an immaculate standard and is situated upon this quiet and highly sought after address, the location gives easy access to the local main road networks leading to the Town Centre, Bewdley and Kidderminster along with local primary and High School plus convenience store. Immaculate in its presentation and having been extended to the rear the property offers flexible family accommodation which briefly comprises a bay fronted living room, dining room / snug, breakfast kitchen and cloakroom to the ground floor, four bedrooms, shower room and bathroom to the first floor. Benefiting further from a superb addition of a garden outbuilding, double glazing, off road parking and rear storage*.

A visit to the property is essential to fully appreciate the size, finish and location on offer.

EPC band C.
Council Tax Band C.

Offers Around £350,000

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Entrance Door

With inset double glazed panels and opening to the hall.

Hall

Having stairs to the first floor landing with storage cupboard beneath, double glazed window to the side, radiator and doors to the living room, dining room, breakfast kitchen and cloakroom.

Living Room

13'5" into bay x 13'1" max (4.10m into bay x 4.00m max)



Having a double glazed bay window to the front, coving to the ceiling and electric fire with surround.

Dining Room

11'5" x 11'5" max (3.50m x 3.50m max)



With double glazed double doors to the rear garden, feature 'Multi fuel' burner inset to chimney breast and inset spot lighting

Breakfast Kitchen

20'0" x 9'2" max, 8'6" min (6.10m x 2.80m max, 2.60m min)



Fitted with wall and base units having complementary worksurface over, one and a half bowl sink unit with mixer tap, built in mid-level double oven and hob with hood over, integrated dishwasher, space for domestic appliance, space for under counter appliance, plumbing for washing machine, tiled splash backs, double glazed windows to the side and rear, double doors opening to the rear garden and radiator.



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Bedroom One

11'5" x 9'2" to w/robe (3.50m x 2.80m to w/robe)



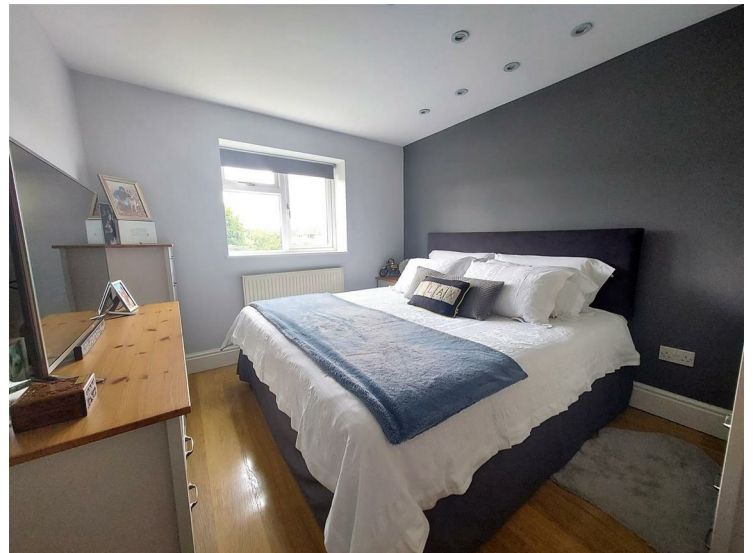
Cloakroom



Having a double glazed window to the front, radiator, fitted wardrobes and inset spot lighting.

Bedroom Two

11'1" x 9'2" (3.40m x 2.80m)



Having a w/c, wash basin set to base unit, double glazed window to the side and tiled walls.

First Floor Landing



Having a double glazed window to the rear, radiator and inset spot lights.

Having doors to all bedrooms, bathroom and shower room, double glazed window to the side and loft hatch.

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Bedroom Three

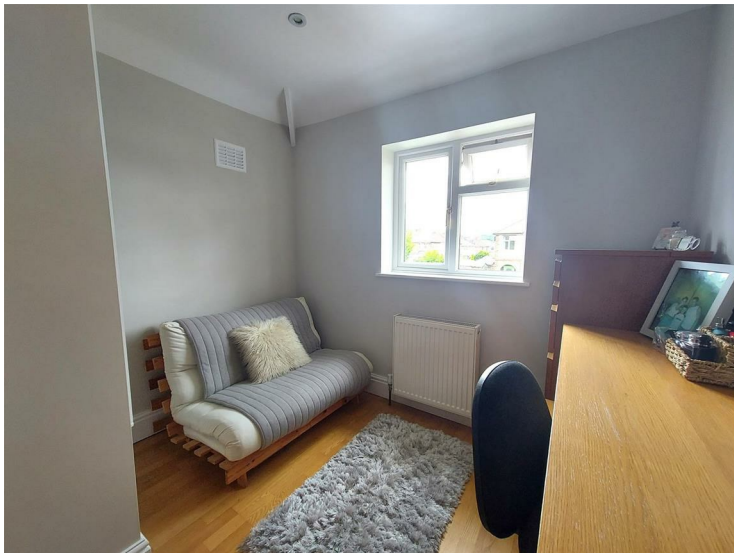
11'5" x 5'10" (3.50m x 1.80m)



Having a double glazed window to the rear, radiator, hanging rails and inset spot lighting.

Bedroom Four

8'10" x 7'10" max (2.70m x 2.40m max)



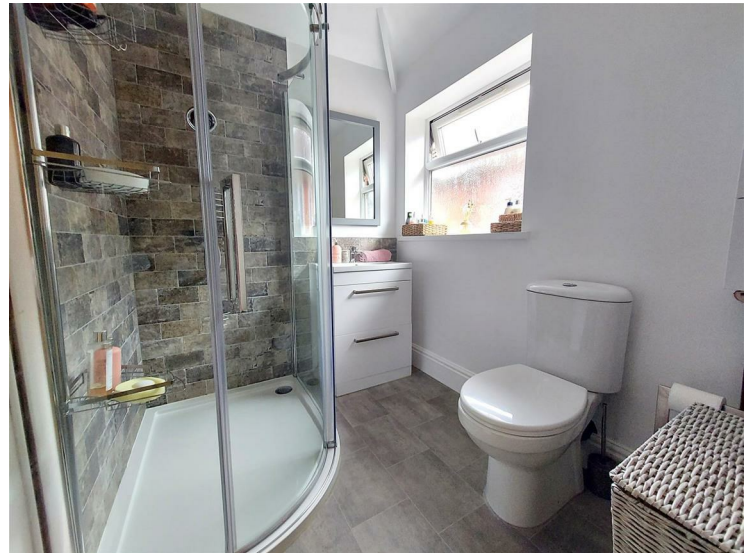
Having a double glazed window to the front, radiator, coving to the ceiling, open storage space and inset spot lighting.

Bathroom



Fitted with a free-standing bath, wash basin set to vanity unit, heated towel rail and inset spotlights.

Shower Room



Having a shower enclosure, wash basin set to vanity unit, w/c, double glazed window to the side, heated towel rail and inset spot lights.

Outside

With a lawn frontage and driveway providing off road parking,

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Rear Garden



Outbuilding

17'8" x 11'1" (5.40m x 3.40m)



A superb addition to the property currently being utilised as a garden bar/recreational space but would also suit use as a office space. Being of timber construction with double glazed windows, double doors, lighting and electrics.



Rear Elevation



Rear Storage



Located to the rear and accessed via service road the area offers additional storage space and access to the large timber store.

* Please be advised we have not sought legal clarification on the rear access to the property and advise any potential buyers to seek the advice of their solicitor in relation to this.

Council Tax

Wyre Forest DC - Band C.

Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / 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

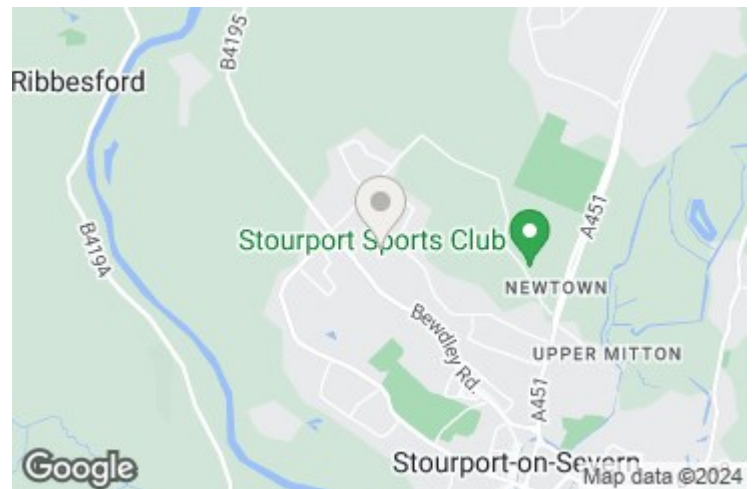
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Disclaimer

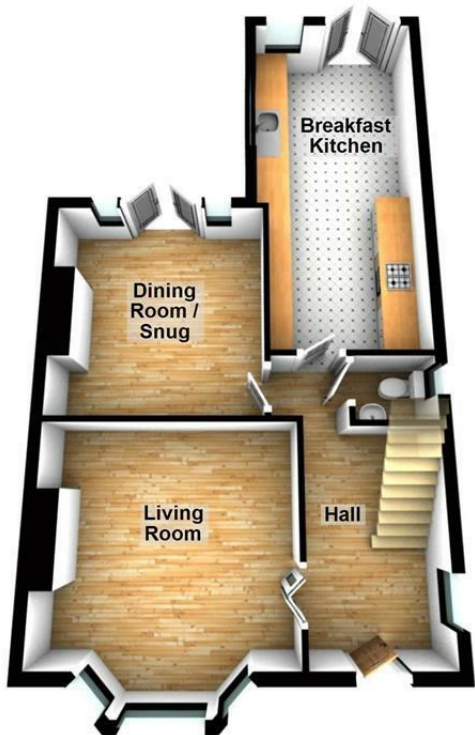
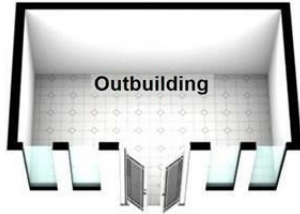
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-240723-V1.0



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(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	