



severn estates

40 High Street,
Stourport-on-Severn
Worcestershire DY13 8BS
Tel: 01299 826777
Fax: 01299 828686

2-4 Marlborough Street,
Kidderminster
Worcestershire DY10 1AY
Tel: 01562 748877
Fax: 01562 753489

www.severnstateagents.co.uk



Brynmill , Astley Burf, Worcestershire, DY13 0RY

This immaculate, spacious and well proportioned detached bungalow is situated upon this popular location know as Severn Meadow within the sort after location of Astley Burf. The idyllic location offers access to the Hampstall Inn and access to the River Severn close by, all within easy reach of the road networks leading to Worcester and Stourport on Severn. The impeccably presented interior has been lovingly restored and greatly improved upon by the current owner and provides spacious accommodation which comprises an entrance hall leading to the stunning living room with feature chimney breast, walkthrough to the dining area and opening out to the kitchen, plus utility, three bedrooms, bathroom, cloakroom and store room. Encompassed by its own grounds with ample parking and benefiting further from double glazing and LPG central heating system.

EPC Band E.
Council Tax Band D.

Offers Around £395,000

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Entrance Door

With double glazed side panel and opening to the entrance hall.

Entrance Hall



With doors to living room, all bedrooms, bathroom, cloakroom, store/office, store cupboard, light tunnel, radiator and loft hatch.

Living Room

16'0" x 12'1" (4.90m x 3.70m)



Having a feature inset log burner set to chimney breast, double glazed window to the front, radiator, coving to the ceiling and open to the dining area.



Dining Area

9'10" x 7'2" (3.00m x 2.20m)



With coving to the ceiling, radiator, door to the utility and open to the kitchen area.

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Kitchen

13'9" x 8'6" (4.20m x 2.60m)



Utility



Fitted with wall and base units with complementary work surface over, one and a half bowl sink with mixer tap, plumbing for domestic appliance, space for 'Range' style over with hood over (current Electric Smeg oven can be available via separate negotiations), part tiled walls, radiator, skylight, double glazed windows to the front and side and door to the patio area of the rear garden.

Fitted with wall and base units having complementary worksurface over, plumbing for washing machine, space for domestic appliance, skylight and part tiled walls.



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View



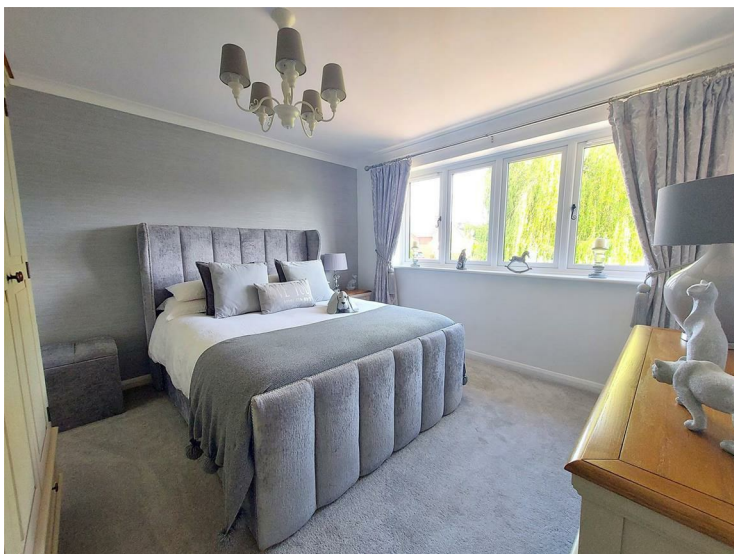
Bedroom Two

11'9" x 11'9" (3.60m x 3.60m)



Bedroom One

12'1" x 11'9" (3.70m x 3.60m)



Having a double glazed window to the rear, coving to the ceiling and radiator.

Having a double glazed window to the front, coving to the ceiling and radiator.

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Bedroom Three

9'2" x 8'6" (2.80m x 2.60m)



Having a double glazed window to the rear and radiator.

Cloakroom



Having a w/c, pedestal wash basin, part tiled walls and double glazed window to the front.

Bathroom



Fitted with a white suite comprising a bath, separate shower enclosure, w/c, wash basin set to base unit, tiled walls, heated towel rail and double glazed window to the rear.

Store Room

Potential for an internal office or hobby room.

Outside



Gated access provides off road parking and access to the gardens and bungalow.



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Side Garden



Gravelled area for parking with a raised lawn area.

Front Garden



Being laid mainly to lawn and borders.

Side Patio



Having a patio area, raised fish pond and pathway (with lighting) running to the rear of the bungalow leading though to pedestrian gated access to the parking.

Local Area



Severn Meadow



A beautiful spot with properties encircling a central grass land area with pond, Brynmill is the first property to the right hand side as you enter.

Services

The agent understands that the property has mains water / electricity / LPG gas tank / private drainage (septic tank) 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.

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.

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.

Fixtures & Fittings

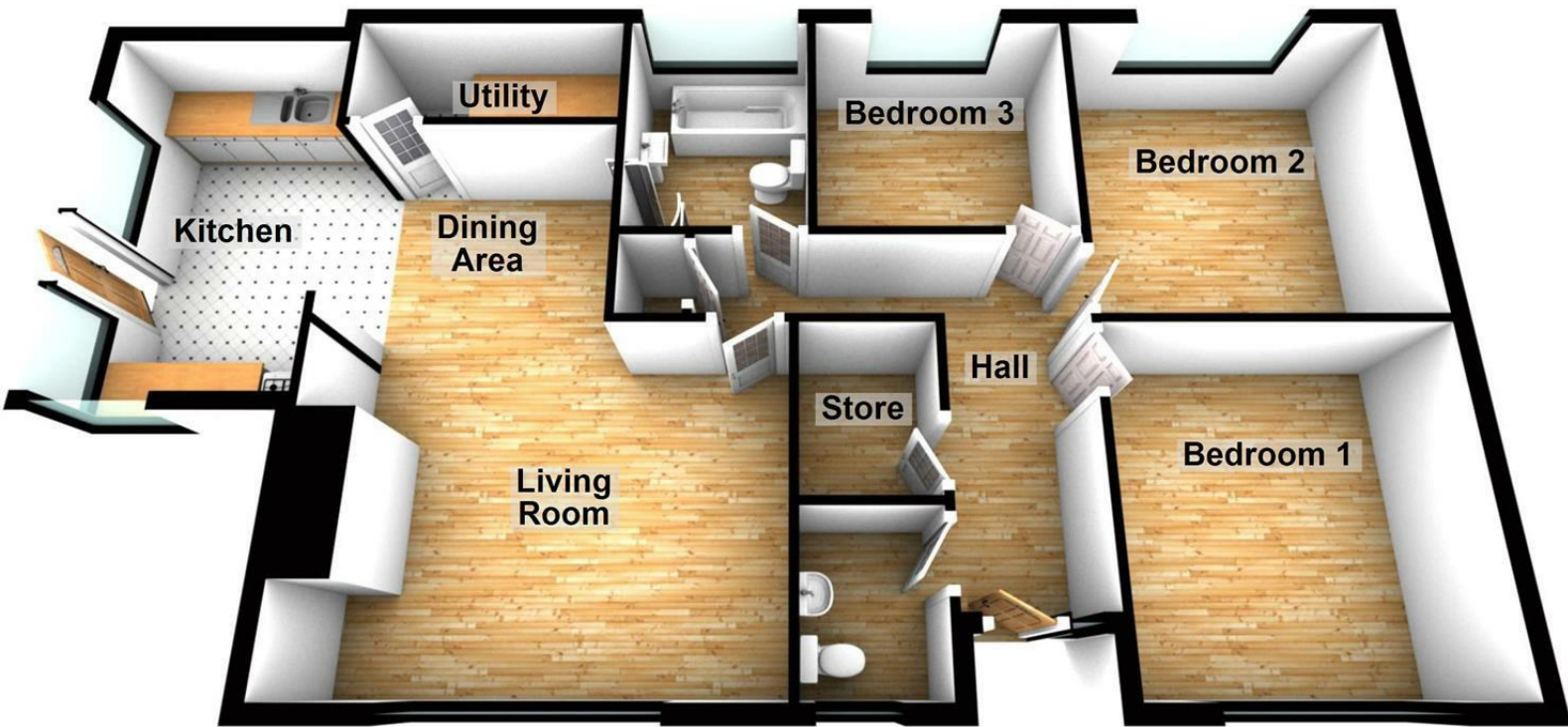
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

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.

Bryn Mill



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 