



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



18 Walton Close, Stourport-On-Severn, Worcestershire, DY13 0LS

This spacious family home is well presented and positioned in a cul-de-sac location within the popular Areley Kings area which offers easy access to the local amenities including a Village Store, pharmacy, recreational park, in addition to road links leading to the Town Centre, Worcester, Kidderminster and Bewdley. The semi-detached house has been improved upon by the current owner with the accommodation briefly comprising an open plan layout of lounge diner leading through to the kitchen plus conservatory to the ground floor. Three bedrooms and bathroom to the first floor. Benefitting further off road parking, garage, double glazing and gas central heating.

EPC band D.
Council Tax Band B.

Offers Around £259,950

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Entrance Door

Opening to the hall.

Hall



With stairs rising to the first floor landing, doors to the living room and kitchen, radiator and storage areas.

Lounge Diner



An open plan layout with the lounge area leading to the dining area.

Lounge Area

11'1" x 10'9" (3.40m x 3.30m)



Having a double glazed window to the front, feature fireplace and open to the dining area.

Dining Area

11'5" x 8'2" (3.50m x 2.50m)



With double glazed double doors to the conservatory, radiator and open plan to the kitchen.

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Kitchen

10'9" x 8'6" (3.30m x 2.60m)



Conservatory

11'5" x 8'2" (3.50m x 2.50m)



Fitted with a wall and base units with complementary work surface, one and a half bowl sink unit with mixer tap, built in oven and hob with hood over, tiled splash backs, plumbing for washing machine and dishwasher, space for under domestic appliance, double glazed window to the rear and inset spotlighting and door back through to the hall.

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

First Floor Landing

With a double glazed window to the side, doors to all bedrooms, bathroom and airing cupboard.

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Bedroom One

12'9" x 8'2" (3.90m x 2.50m)



Having a double glazed window to the front, fitted wardrobes and overhead bed units.

Bedroom Three

9'10" x 5'10" (3.00m x 1.80m)



Having a double glazed window to the front, radiator and door with stairs to the loft.

Bedroom Two

9'2" x 9'2" (2.80m x 2.80m)



Having a double glazed window to the rear and radiator.

Loft

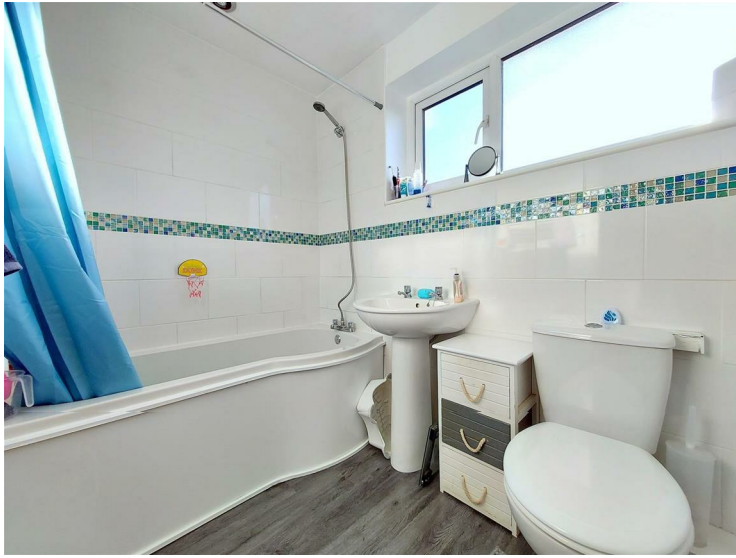


With two skylights, radiator and storage cupboard.

* Please be advised there is no building regs for the loft space and is not used, or sold, as a habitable space.

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Bathroom



Fitted with a white suite comprising a bath with shower over, pedestal wash basin, w/c, heated towel rail, part tiled walls and double glazed window to the rear.

Outside

Providing off road parking and access to the garage.

Garage

Having a roller door to the front and access door to the side.

Rear Garden



Rear Elevation



Local Area



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

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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

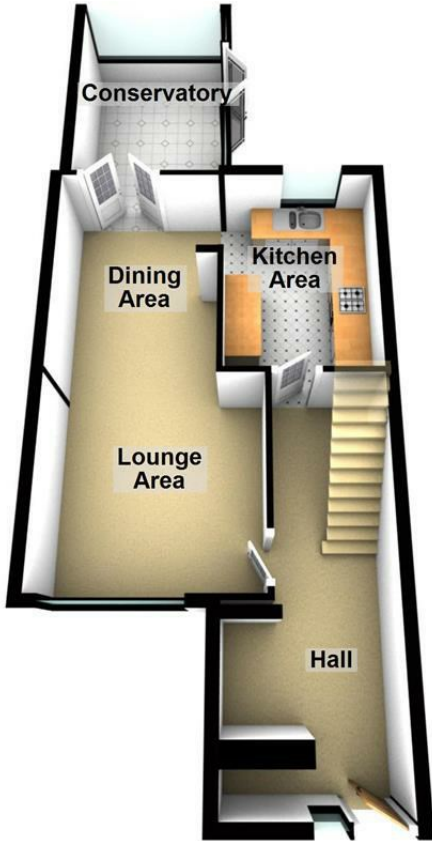
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

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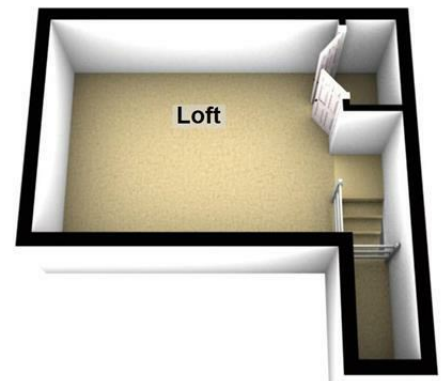
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	