



12 Almond Way, Stourport-On-Severn, DY13 8UA

This stunning four bedroom detached house is situated upon the popular and highly sought after Lickhill Estate, which offers great access to the local amenities including Primary Schools, convenience store and main road networks leading to the Town Centre and Bewdley, plus easy access to the stunning Memorial Park. Having been well cared for by the current owners the immaculately presented accommodation offers family living space which briefly comprises a living room, dining room open plan to the kitchen, cloakroom and conservatory to the ground floor, four bedrooms, master with en-suite and bathroom to the first floor. Benefitting further from double glazing, gas central heating, off road parking, storage garage and rear garden. Internal inspection is essential to appreciate the property, its position and the accommodation on offer.

EPC band D.
Council Tax Band D.

Offers Around £349,950

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Entrance Door

Opening to the porch with side panel.

Porch

Having parquet flooring and door to the hall.

Hall

With parquet flooring, radiator, stairs to the first floor landing and door to the living room.

Living Room

13'9" x 11'9" (4.20m x 3.60m)



Having parquet flooring, double glazed window to the front, radiator and door to the dining room.



Dining Room

14'5" x 10'5" (4.40m x 3.20m)



With the continued parquet flooring to match the living room, two radiators, double glazed sliding patio door and window to the conservatory, inset spotlights and open to the kitchen.



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Kitchen Area

18'4" x 7'10" (5.60m x 2.40m)



Open Plan Layout



Fitted with wall and base units having complementary worksurface over, twin bowl 'Butler' sink with mixer tap, built in double oven and hob with extractor fan over, plumbing for washing machine, space for domestic appliance, tiled splash backs, inset spotlights, double glazed window to the rear and doors to the storage garage and conservatory.



Conservatory

13'9" x 7'2" (4.20m x 2.20m)



With double glazed windows to the rear and door to the rear garden.

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First Floor Landing

With doors to all bedrooms and bathroom, radiator and loft hatch.

Bedroom One

12'1" x 11'9" max, 10'5" min (3.70m x 3.60m max, 3.20m min)



Having a double glazed window to the front, radiator, built in wardrobe and door to the ensuite shower room.

En Suite Shower Room



Having a walk-in shower enclosure with glazed screen, twin wash basin, w/c, part panelling to walls, heated towel rail and double glazed window to the front.

Bedroom Two

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

Having a double glazed window to the rear, radiator and built in wardrobe.

Bedroom Three

13'9" x 7'10" (4.20m x 2.40m)



Having a double glazed window to the front and radiator.

Bedroom Four

7'10" x 6'6", plus 4'7" x 4'3" * (2.40m x 2.00m, plus 1.40m x 1.30m *)



Having a double glazed window to the rear and radiator.
* Being 'L' shaped.

Bathroom



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

Outside

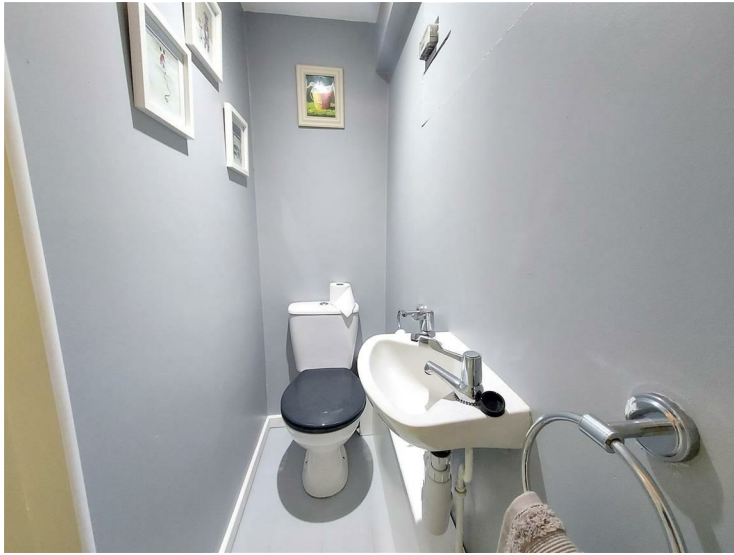


Driveway providing off road parking.

Storage Garage

Providing storage, currently with a divide and doors to the w/c and kitchen.

W/C



With a wash basin and w/c.

Rear Garden



Council Tax

Wyre Forest DC - Band D.

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

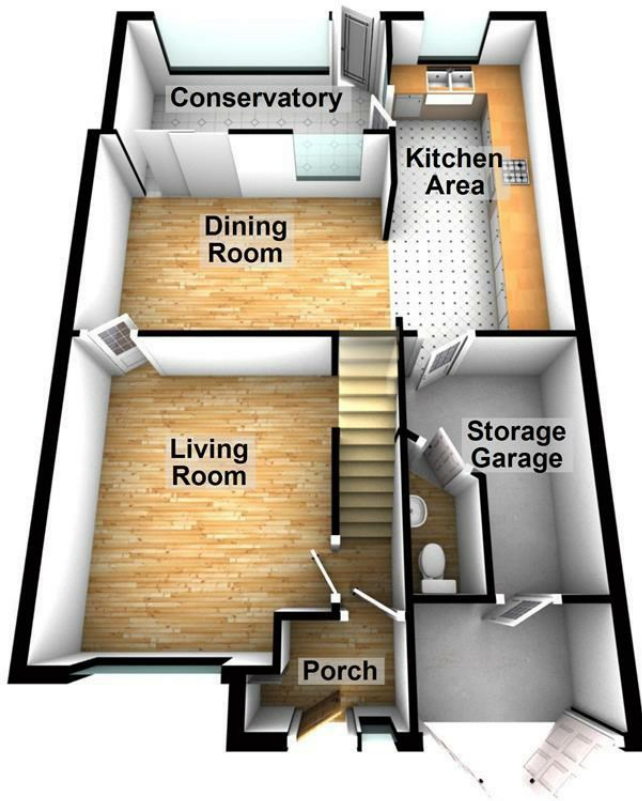
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RF-020224-V1.0

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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	