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## 15 Pullman Close, Stourport-On-Severn, DY13 8AF

**\*\* NEW INTERNAL IMAGES AND FLOORPLAN NOW ADDED \*\* NO UPWARD CHAIN \*\***

This immaculately presented mid terraced house is available with the distinct advantage of No Upward Chain and is situated in a cul-de-sac position of this highly popular residential location which offers great access to the Town Centre, main road networks and Canal, ideal for those with dogs or who enjoy walks. Presented to a high standard the property comprises a living room and kitchen to the ground floor, two bedrooms, en suite shower room and shower room to the first floor. Benefiting further from double glazing, gas central heating, off road parking and rear garden. Internal inspection is essential to fully appreciate the property and location on offer, call today to book your viewing.

EPC band C.  
Council Tax Band C.

**Offers Around £210,000**



## 15 Pullman Close, Stourport-On-Severn, , DY13 8AF

### Entrance Door

Opening to the porch.

### Porch

Having a door to the living room.

### Living Room

16'8" max x 11'9" max (5.10m max x 3.60m max)



With a double glazed window to the front, radiator, coving to the ceiling and door to the kitchen.



### Kitchen

11'9" x 12'9" inc. stairs (3.60m x 3.90m inc. stairs)



Fitted with wall and base units with complementary work surface over, matching island with base units and breakfast bar, 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, double glazed sliding patio door to the rear garden, radiator and stairs to the first floor landing.



### First Floor Landing

With a loft hatch, doors to both bedrooms, bathroom and cupboard.

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## Bedroom One

11'9" inc. w/robes x 9'2" (3.60m inc. w/robes x 2.80m)



Having a double glazed window to the front, radiator, fitted wardrobes and door to the ensuite shower room.

## Bedroom Two

11'9" x 8'6" (3.60m x 2.60m)



Having a double glazed window to the rear and radiator.

## Shower Room

Fitted with a shower enclosure with rainfall shower head, wash basin set to base unit, w/c, heated towel rail and part tiled walls.

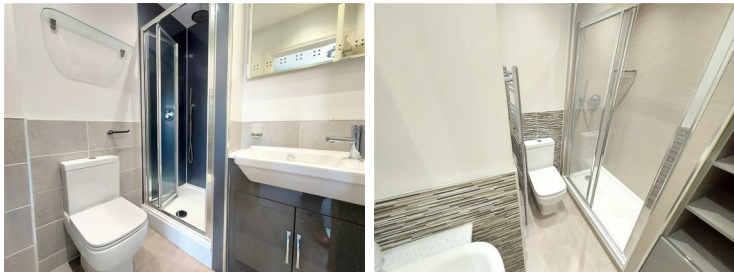
## Outside



Driveway providing off road parking.



## Ensuite Shower Room



Fitted with a shower enclosure with rainfall shower head, wash basin set to base unit, w/c, heated towel rail and part tiled walls.



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## Rear Garden



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-180324-v1.0

## 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

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>87</b>
(69-80) <b>C</b>	<b>72</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	