

The logo for Severn Estates, featuring the company name in a stylized purple font on a yellow banner with purple borders.

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## 17 Menteith Close, Stourport-On-Severn, Worcestershire, DY13 8LN

This detached house sits in an enviable position with an open aspect to the side within this quiet cul-de-sac location upon the highly desirable Burlish Park estate. The location grants easy access to the local primary and High School in addition to Burlish Top Nature reserve, recently opened Burlish Park Bike Trail, convenience store and the main road networks leading to the Town Centre, Bewdley & Kidderminster. The property has been well cared for and offer fantastic family accommodation which briefly comprises a living room, dining room, conservatory, kitchen and cloakroom to the ground floor, four bedrooms - master with ensuite shower room and family bathroom to the first floor. Benefitting further from gas central heating, rear garden, off road parking plus detached garage. Book your viewing today to avoid missing out on this fantastic opportunity, available with No Upward Chain.

EPC Band C.  
Council Tax Band E.

**Offers Around £365,000**

## 17 Menteith Close, Stourport-On-Severn, Worcestershire, DY13 8LN

### Entrance Door

Opening to the hall.

### Hall

With stairs rising to the first floor landing with storage space beneath, double glazed window to the front, radiator, coving to the ceiling and doors to the living room, kitchen and cloakroom.

### Living Room

17'4" max x 15'5" max (5.30m max x 4.70m max)



Having a double glazed bow window to the front and double glazed window to the side, feature brick fireplace with side plinths and gas fire, radiator, coving to the ceiling and door to the dining room.



### Dining Room

10'2" x 9'6" (3.10m x 2.90m)



Having a radiator, coving to the ceiling, door to the kitchen and double doors with side panels opening to the conservatory.

### Conservatory

9'10" max x 9'2" max (3.00m max x 2.80m max)



Having double glazed windows to the side and rear, tiled flooring and radiator.

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### Kitchen

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



Fitted with wall and base units having complementary worksurface over, built in double oven and hob with hood over, integrated fridge and freezer, plumbing for washing machine and dishwasher, one and half bowl sink unit with mixer tap, tiled flooring, double glazed window to the rear, door to the rear garden, radiator and inset spotlights and door leading back to the hall.



### Cloakroom

Having a w/c, pedestal wash basin, double glazed window to side and radiator.

### First Floor Landing

Having a double glazed window to the side, doors to all bedrooms and bathroom, plus airing cupboard and loft hatch.

### Bedroom One

14'1" max x 13'1" max inc. w/robes (4.30m max x 4.00m max inc. w/robes)



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



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## Ensuite Shower Room



Fitted with a shower enclosure, slim storage units with worktop and wash basin over plus w/c with concealed cistern, tiled walls, double glazed window to the side and heated towel rail.

## Outlook



## Bedroom Two

10'2" x 9'2" (3.10m x 2.80m)



Having a double glazed window to the rear and radiator.

## Bedroom Three

10'9" x 7'2", plus 3'3" x 2'11" (3.30m x 2.20m, plus 1.00m x 0.90m)



Having a double glazed window to the front, radiator and over-stair storage cupboard.

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### Bedroom Four

8'6" x 8'2" (2.60m x 2.50m)



Having a double glazed window to the rear and radiator.

### Detached Garage

11'5" x 17'8" \*approx (3.50m x 5.40m \*approx)



Having an up and over door to the front.

### Bathroom



Fitted with a suite comprising bath with shower attachment to the taps and folding screen, storage units with worktop and wash basin over plus w/c with concealed cistern, tiled walls, double glazed window to the side and heated towel rail.

### Rear Garden



### Outside



Having a gravelled frontage providing off road parking and detached garage.



### Agents Note

Please be advised the sale of the property is subject to the grant of probate.

### Council Tax

Wyre Forest DC - Band E.

### 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

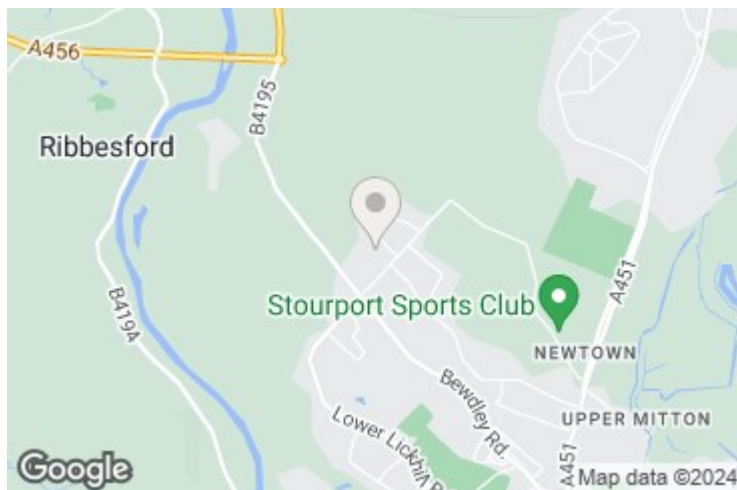
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### Disclaimer

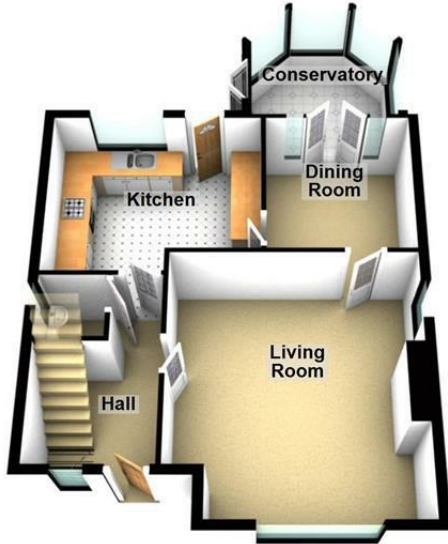
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

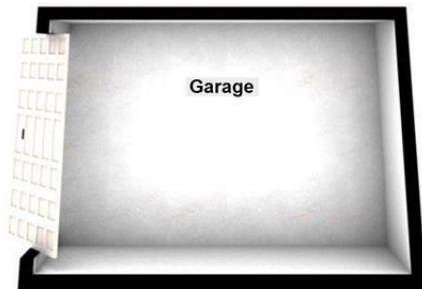
### RF-220324-V1.0



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>		
(69-80) <b>C</b>	71	81
(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 