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5 Bower Hill Drive, Stourport-On-Severn, DY13 0AN

This detached property is offered For Sale with the distinct advantage of No Upward Chain and is situated within this quiet cul-de-sac location within this incredibly popular and sought after area of Stourport on Severn. Whilst enjoy a pleasant position the property grants easy access to the road networks leading to the Town Centre, Bewdley and Worcester, in addition to the local amenities close by in Areley Kings of a Co-op Local Store, pharmacy and recreational park. The versatile property has been well cared for and must be viewed to be fully appreciated with the flexible accommodation briefly comprising a reception hall, living room, dining room, kitchen family diner, conservatory, utility, three bedrooms and shower room to the ground floor, bedroom one and bathroom to the first floor. Benefitting further from off road parking, garage, double glazing, gas central heating and rear garden.

Internal inspection is essential to fully appreciate the location and accommodation on offer, book your viewing today.

Epc Band TBC.
Council Tax Band F.

Offers Around £495,000

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Entrance Door

Being double glazed with side panel and opening to the reception hall.

Reception Hall



Having a radiator, stairs to the first floor, twin storage cupboard and doors to the living room, dining room, family kitchen diner, shower room, bedrooms two, three and four / office.

Living Room

17'8" x 12'1" (5.40m x 3.70m)



Having a feature electric fire with surround, double glazed window to the front, coving to the ceiling and radiator.



Dining Room

15'8" x 12'1" max, 8'10" min (4.80m x 3.70m max, 2.70m min)



With coving to the ceiling, radiator, double doors to the conservatory and door to the utility.



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Conservatory

14'1" x 9'2" max 6'6" min (4.30m x 2.80m max 2.00m min)



Having double glazed windows to the side and rear, double doors opening to the rear garden, wall mounted storage units, radiator and door to the family kitchen diner.

Family Kitchen Diner

24'7" x 13'1" (7.50m x 4.00m)



A stunning open family space with vaulted ceiling to the kitchen area.

Family Dining Area



Accessed via doors from the reception hall or conservatory, having a radiator, double doors to the rear garden, inset spot lights and open plan to the kitchen area.

Kitchen Area



Fitted with a range off wall and base units with complementary worksurface over plus full height units with integrated fridge and double oven, one and a half bowl sink unit with mixer tap, built in '5' burner hob with hood over, integrated dishwasher and freezer, tiled splash backs, double glazed window to the rear, radiator, vaulted ceiling with two skylights and exposed timber beams.

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Bedroom Two

13'1" x 11'9" inc. w/robe (4.00m x 3.60m inc. w/robe)



Having a double glazed windows to the front and side, radiator, built in wardrobes and coving to the ceiling.



Bedroom Three

13'1" max x 11'9" max (4.00m max x 3.60m max)



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

Utility



Having a wall and base units with worksurface over, single drainer sink unit, plumbing for washing machine, radiator, double glazed window and door to the rear garden.

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Bedroom Four / Office

8'10" x 8'10" (2.70m x 2.70m)



Have a double glazed window to the side, radiator and coving to the ceiling.

Shower Room



Fitted with a shower enclosure with panelled surround, pedestal wash basin, w/c, heated towel rail, part tiled walls and tiled flooring.

First Floor Landing

Having double glazed windows to the front and rear, storage to the eaves and doors to the bathroom and bedroom one.

Bedroom One

17'0" x 9'10" inc. dressing area (5.20m x 3.00m inc. dressing area)



A bright and airy room having double glazed windows to the front and rear plus skylight to the side and having a radiator and storage to the eaves, plus a useful dressing area having a fitted wardrobes.



Outlook

Bathroom



Having a bath, w/c, pedestal wash basin, shower enclosure, part tiled walls, heated towel rail, skylight to the side and slim store cupboard.

Rear Garden



Laid mainly to lawn with established borders and side access with door to the store.

Outside



Having a block paved driveway providing off road parking and access to the garage, side access and lawn with decorative border.



Store

Useful store room access from the garden.

Council Tax

Wyre Forest DC - band F.

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.

Garage

Having an up and over door to the front.



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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-20/04/24-V1.0



Ground Floor



First Floor



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