



10 Coniston Crescent, Stourport-On-Severn, Worcestershire, DY13 8JU

A spacious and highly versatile two/three bedroom detached dormer-style house is available with the distinct advantage of No Upward Chain and is situated within the highly sought after location of Burlish Park, which offers easy access to the main road networks leading to the Town Centre and Bewdley, plus local amenities close by of a convenience store, Burlish Top Nature reserve and Primary and High School. The property has been well cared for with the versatile accommodation briefly comprises a living room, dining room / bedroom, kitchen, cloakroom and ground floor bedroom, spacious landing, bathroom and bedroom to the first floor. The property benefits further from off road parking, storage garage, mixed double and single glazing and gas central heating. Internal inspection is essential to appreciate the versatility of the property on offer.

EPC band D.
 Council Tax Band - Wyre Forest DC band C.

Offers Around £259,950

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Entrance Door

Located to the side and opening to the porch.

Porch

Having a door with side panel opening to the hall.

Hall

Having a radiator, stair rising to the first floor landing and doors to the living room, kitchen, bedroom two and three / dining room.

Living Room

16'0" x 12'5" max, 10'9" min (4.90m x 3.80m max, 3.30m min)



With a double glazed sliding patio door to the rear garden, feature gas fire with brick fireplace, radiator and coving to the ceiling.



Kitchen

12'1" max x 9'10" max (3.70m max x 3.00m max)



Fitted with wall and base units with complementary work surface over single drainer sink unit with mixer tap, space for domestic appliance with hood over, breakfast bar, low level understairs cupboard with plumbing for domestic appliance in, tiled walls, radiator and single glazed window and door to the rear garden.



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Dining Room / Bed Three

10'9" x 10'9" (3.30m x 3.30m)



Having a single glazed window to the front, radiator and coving to the ceiling.

Bedroom Two

14'1" x 12'5" max inc. w/robes (4.30m x 3.80m max inc. w/robes)



Having a single glazed window to the front, fitted wardrobe with sliding doors, radiator and coving to the ceiling.

Cloakroom



Having a w/c, wash basin, radiator and single glazed window to the side.

First Floor Landing

Having doors to the bathroom and bedroom one, radiator and double glazed window to the side.

Bedroom One

17'4" x 12'5" inc. w/robes (5.30m x 3.80m inc. w/robes)



Having a double glazed window to the side, radiator, shower enclosure and base unit with inset sink, fitted wardrobes and vanity desk.

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Outside



Bathroom



Having a bath, pedestal wash basin, w/c, double glazed window to the rear, tiled walls, storage to the eaves and airing cupboard.

Providing off road parking and gated access to the side entrance.

Side Entrance

Having access to the garden, storage garage and entrance door.

Rear Garden



Having a lawn with established borders and patio with pergola.



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Rear Elevation



Storage Garage



Having an up and over door to the front and access door to the garden.

* Due to the limited width access to the garage we recommended all parties to assess the garage and access for their own personal needs.

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 stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Floorplan

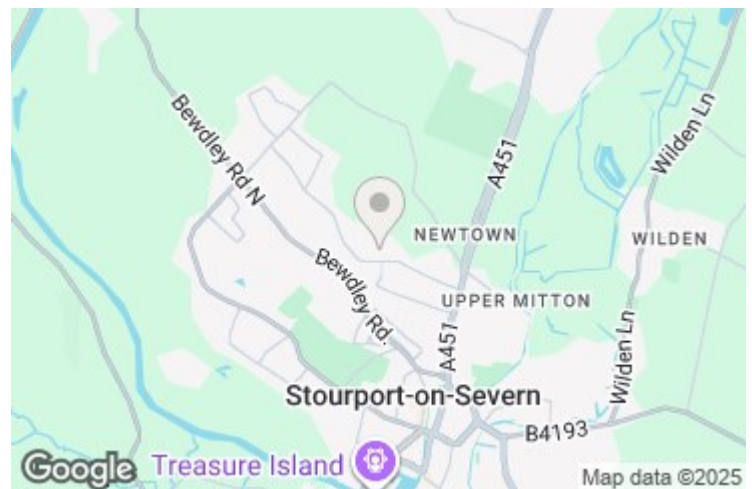
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Disclaimer

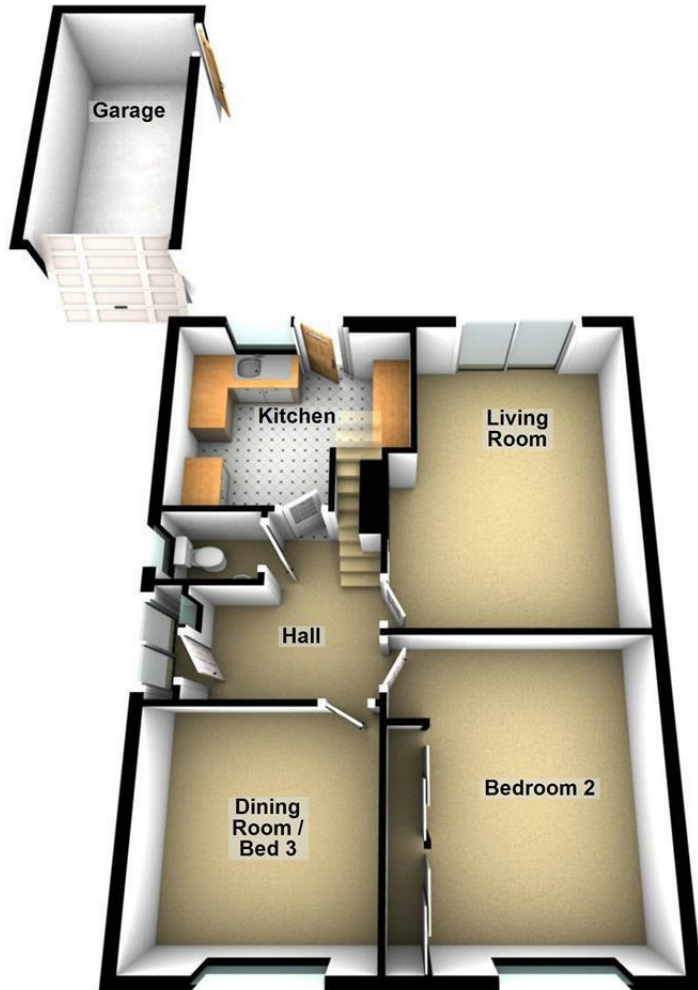
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-250524-V1.0



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	