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## 44 Kylemilne Way, Stourport-On-Severn, DY13 9NA

This fabulous family home has been extended to the rear to offer a wonderful and versatile layout, the flexible accommodation is complemented further by the conversions and additions to the front to create additional living or bedroom space. Being situated along this highly sought after location on the Hartlebury side of Stourport on Severn it offers fantastic access to Hartlebury Common, great for those who enjoy walks, the highly regarded Wilden All Saints Primary School, along with access to the main road networks leading to the Town Centre and Kidderminster.

The accommodation has been incredibly well cared for by the current owner with the flexible accommodation comprising a modern open plan layout of Kitchen, diner and living area, additional utility with w/c, plus office / bed four and a further reception or hobby room all to the ground floor. Three bedrooms and bathroom to the first floor. The property benefits further from double glazing, gas central heating, off road parking and large timber built workshop. An internal inspection is essential to fully appreciate the size and versatile nature of the accommodation on offer.

EPC band TBC  
Council Tax Band C.

**Offers Around £375,000**

**Entrance Door**

Opening to the reception hall.

**Reception Hall**

Having wood flooring, stairs rising to the first floor landing, radiator and doors to office/bed 4, reception room, kitchen and living room.

**Office / Bed Four**

11'5" x 7'2" (3.50m x 2.20m)



A versatile room, currently utilised as a office, but has historically been used as a ground floor bedroom. Having a double glazed window to the front wooden flooring and radiator.

**Reception Room**

9'6" x 7'6" (2.90m x 2.30m)

A further versatile room which is currently utilised as an art studio but would suit use as a further office, hobby room or general reception room.

**Open Plan Living**



A fabulous flexible space offering a variety of set-ups superb for the modern family.

**Living Room**

14'9" x 11'5" (4.50m x 3.50m)



Having a radiator, wooden flooring and opening out to the dining area.



**Dining Area**

12'1" x 6'6" (3.70m x 2.00m)



Having a skylight to the rear, wooden flooring, double glazed sliding patio doors to the rear garden, radiator and open plan to the kitchen.

**Breakfast Kitchen**

14'1" x 13'9" (4.30 x 4.20m)



Fitted with wall and base units having complementary work surface over, one and a half bowl sink unit with mixer tap, space for 'Range' style oven with hood over (current Flavel oven may be available via separate negotiations), recess for domestic appliance, plumbing for domestic appliance, tiled splash backs, wooden flooring, skylight to the side and rear, double glazed double doors and double glazed window to the rear, radiator and door to the utility.

**Utility**



Having wall and base units with complementary work surface over, single drainer sink unit with mixer tap, plumbing for washing machine, w/c, radiator, tiled flooring and double glazed window to the side.

**First Floor**

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

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### Bedroom One

12'1" x 11'5" (3.70m x 3.50m)



Having a double glazed window to the front and radiator.

### Bedroom Three

14'1" max, 7'10" min x 10'2" max, 7'10" min (4.30m max, 2.40m min x 3.10m max, 2.40m min)



Having a double glazed window to the front, sky light to the side, cupboard, built in wardrobe and radiator.

### Bedroom Two

11'4'3" x 9'10" (3.50m x 3.00m)



Having a double glazed window to the rear and radiator.



### Bathroom



Fitted with a white suite comprising a bath with shower and folding screen over, base unit with fitted wash basin, w/c with concealed cistern and worktop over, part tiled walls, radiator with towel rail and double glazed windows to the side and rear.

### Outside

Providing ample off road parking and gated rear access.

### Rear Garden



Being low maintenance and having a timber workshop and shed.

### Rear Elevation



### Timber Workshop

Could be re-imagined as a garden office - currently having lighting and electrics.

### Local Area



Having great access to Hartlebury Common.

### 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.

### 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.

### **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.

### **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.

### **Disclaimer**

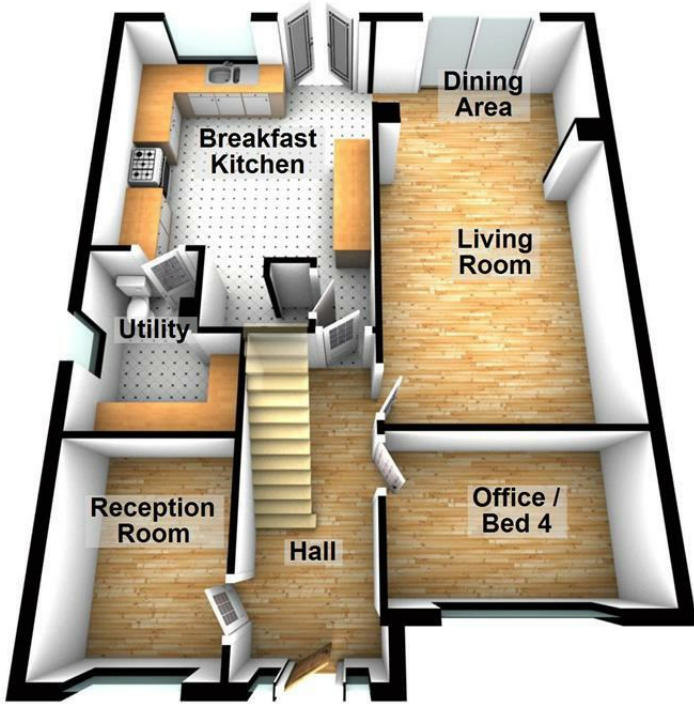
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-200524-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>		
(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	