



111 Windermere Way, Stourport-On-Severn, Worcestershire, DY13 8JY

**** NEW ROOF ** RE-WIRED WITH NEW CONSUMER BOARD ** BOILER INSTALLED 2020 ** GENERALLY SOUTH-WEST FACING MATURE GARDEN ****

This three bedroom family home is to be sold for the first time in 60 years and is available with the distinct advantage of No Upward Chain and is situated upon the ever popular Burlish Park estate which 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 offers a fabulous base to create a wonderful family home with the accommodation briefly comprising a living room, dining room, kitchen to the ground floor. three bedrooms and shower room to the first floor. Benefiting further from double glazing, gas central heating, off road parking with carport and rear garden.

EPC band D.
Council Tax Band C.

Offers Around £269,950

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Entrance Door

Located to the side an opening to the hall.

Hall

Having stairs to the first floor landing with storage cupboard beneath, radiator and doors to the living room, kitchen and dining room.

Living Room

15'1" x 11'9" (4.60m x 3.60m)



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



Kitchen & Dining Room



Kitchen

10'9" x 6'6" (3.30m x 2.00m)



Fitted with wall and base units with complementary worksurface over, one and a half bowl sink unit with mixer tap, plumbing for washing machine, space for under counter appliance, tiled splash back, doors to the rear garden with side panels and open plan to the dining room.

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Dining Room
10'9" x 7'10" (3.30m x 2.40m)



Having a double glazed window to the rear and radiator.

First Floor Landing

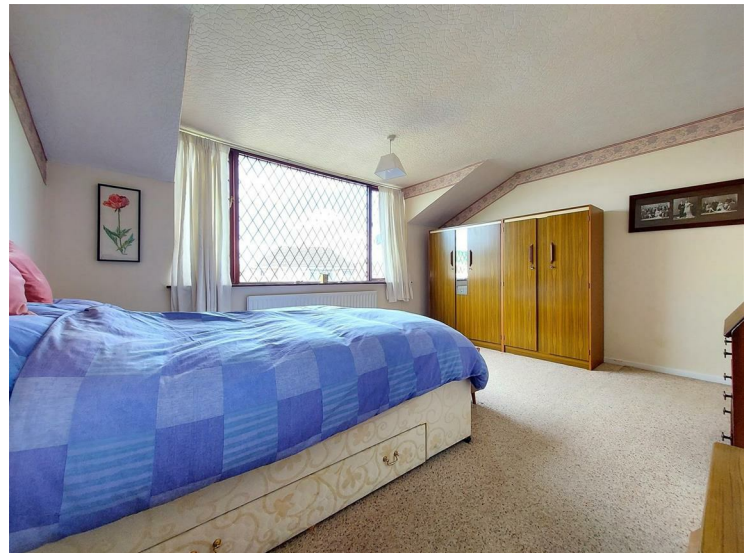


Having a double glazed window to the side, loft hatch with ladder, radiator and doors to all bedrooms and shower room.

Bedroom One
15'1" x 11'9" (4.60m x 3.60m)



Having a double glazed window to the front and radiator.



Bedroom Two
11'1" x 8'6" (3.40m x 2.60m)



Having a double glazed window to the front and radiator.

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Bedroom Three

11'1" x 7'10" (3.40m x 2.40m)



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

Shower Room



Fitted with a white suite comprising a shower enclosure with tiled surround, w/c, pedestal wash basin, tiled walls, heated towel rail and double glazed window to the rear.

Outside



Having a lawn frontage plus driveway providing off road parking and access to the carport,

Carport

Having a pedestrian door to the side leading to the garden.

Rear Garden



The mature rear garden is generally South-West facing and offering a patio area leading to the lawn with established pear and apple trees.

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Rear Elevation



Agents Note

The seller has informed us that the property benefits from the following;

- Recently installed new roof
- 'Ideal' Combi boiler installed 2020 with a 10 year guarantee
- Previously rewired. A new consumer unit fitted recently with EICR report conducted.

All recommend all interested parties to obtain verification through their solicitor before entering a legal commitment to purchase on the notes above.

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

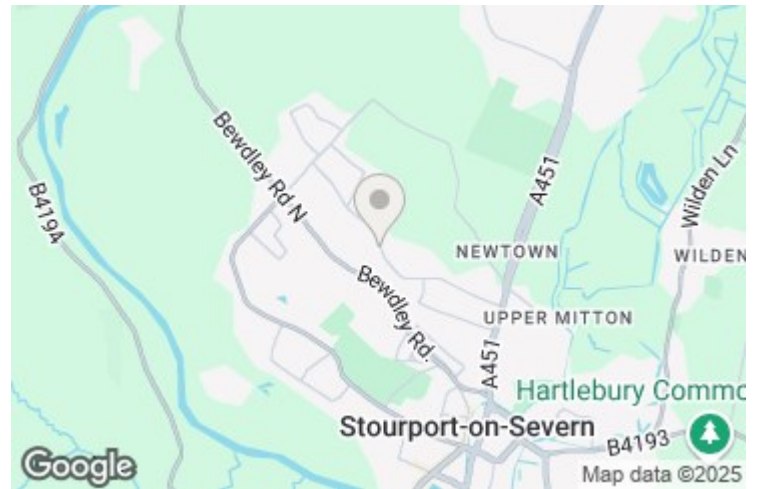
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

Disclaimer

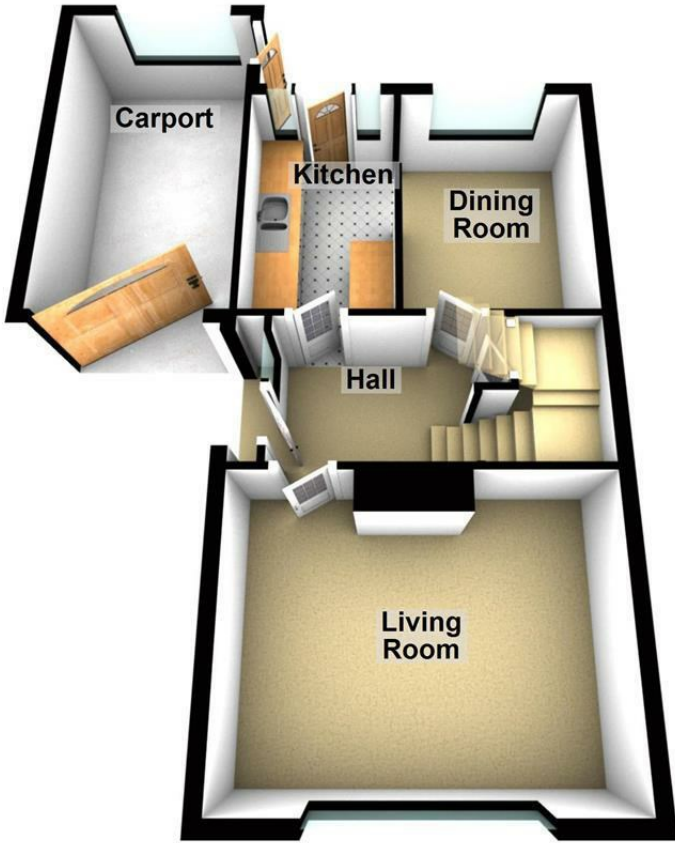
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

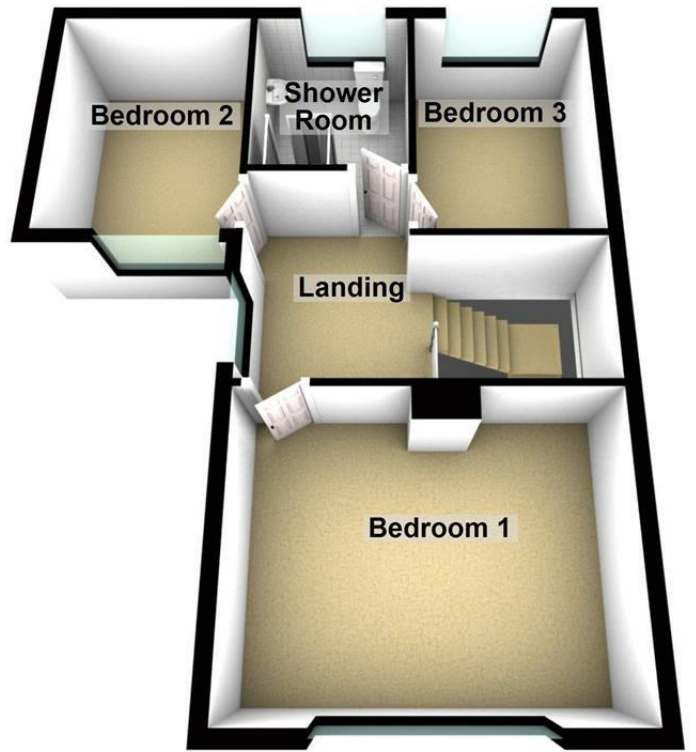
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	