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## 24 Millgate Close, Stourport-On-Severn, DY13 9GT

We are delighted to offer For Sale this immaculately presented and extended spacious modern town house which is located upon this popular residential estate which is ideal for the main road networks, access to the town centre and falls within the catchment to the highly regarded Wilden All Saints Primary School. Having been well cared for and improved upon by the current owners the accommodation is set over three floors and briefly comprises a living room with conservatory, refitted kitchen diner and cloakroom to the ground floor, three bedrooms (two doubles and one single ) and the refitted bathroom to the first floor and the master bedroom suite to the second floor with en suite bathroom and walk in wardrobe. The property benefits further from double glazing, gas central heating system, rear garden and garage in a separate block with parking. Available with No Upward Chain.

EPC band Tbc  
Council Tax Band D.

**Offers Around £270,000**

## 24 Millgate Close, Stourport-On-Severn, , DY13 9GT

### Porch

7'10" x 3'3" (2.4m x 1.0m)

Having a double glazed door opening in with window to the front

### Entrance Door

### Reception Hall

15'5" x 6'10" max 3'3" (4.7m x 2.1m max 1.0m)

Having wood effect flooring, inset lighting, staircase to the first floor landing with spindle balustrade, radiator, doors to storage cupboard (with plumbing for washing machine), living room, breakfast kitchen and cloakroom.

### Cloakroom

5'6" x 3'3" (1.7m x 1.0m)

Having a white suite comprising of a wash hand basin built into a unit, W/c, heated towel rail, part tiled walls, inset lighting and double glazed window to the front.

### Living Room

16'4" x 11'5" (5.0m x 3.5m)



Having wood effect flooring, two radiators, storage cupboard and opens in the conservatory.

### Living Room



### Conservatory

14'9" x 6'10" (4.5m x 2.1m)

Having wood effect flooring, radiator, double glazed windows to the side and rear with double glazed bi-fold doors opening to the rear garden.

### Re-Fitted Breakfast Kitchen

15'8" max into bay 13'9" min x 9'2" (4.8m max into bay 4.2m min x 2.8m)



Fitted with a range of wall and base cabinets with cream gloss effect doors, butchers block effect work surface over, one and a half bowl sink unit with mixer tap, built in stainless steel oven and hob with hood over, space for domestic appliance, larder units, plumbing for dishwasher, under unit lighting, brick effect tiling, inset lighting, radiator and double glazed bay window to the front.

### Re-fitted Breakfast Kitchen



### First Floor Landing

12'5" x 6'6" max 2'11" min (3.8m x 2.0m max 0.9m min)

Wood effect flooring, inset lighting, wooden spindle balustrade, staircase to the 2nd floor, doors to airing cupboard, bathroom, bedrooms 2,3 & 4

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### Bedroom Two

10'9" x 9'6" (3.3m x 2.9m )



Having a double glazed window to the front, radiator and double doors to the wardrobe - (jack and Jill with bedroom three)

### Bedroom Four

7'10" x 6'6" (2.4m x 2.0m)



Having a double glazed window to the rear, radiator and built in storage cupboard.

### Bedroom Three

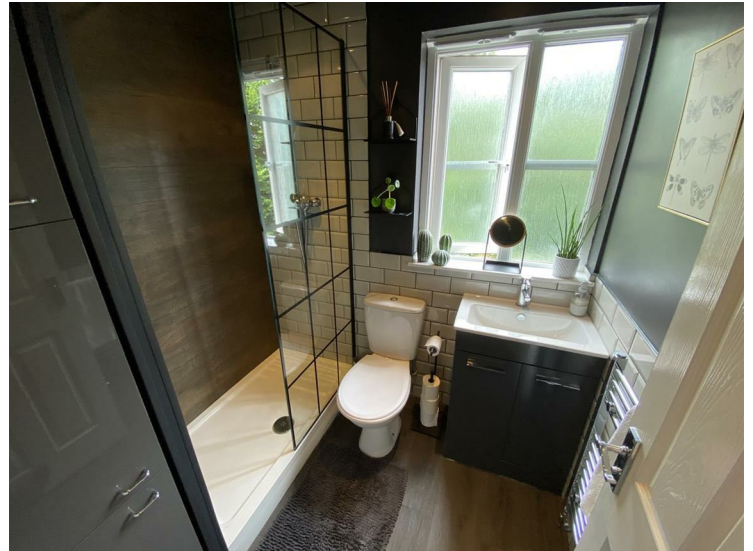
11'1" x 9'6" (3.4m x 2.9m)



Having a double glazed window to the rear, wood effect flooring, radiator and door to wardrobe. (Jack and Jill with bedroom 2).

### Re-Fitted Family Bathroom

6'6" x 5'6" (2.0m x 1.7m)



White suite comprises of a shower cubicle with glazed screen, wash hand basin built into a unit, W/c, tiled and panelled walls, heated towel rail, storage cupboard, inset lighting and double glazed window to the front.

### 2nd Floor Landing

Having door into the master suite.

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### Master Suite

20'8" x 11'1" (6.3m x 3.4m)



Having wood effect flooring, two radiators, double glazed window to the front, double glazed velux window to the rear, door to walk in storage cupboard / wardrobe and ensuite.

### Ensuite

8'2" x 7'10" (2.5m x 2.4m)



White suite with ornate fittings, bath, separate shower cubicle, wash hand basin and W/c, part tiled walls, radiator and double glazed window to the rear.

### Master Suite



### Front Walkway



Outside



Rear Elevation



Rear Garden



Garage

Situated in a separate block to the rear of the property.

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

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.

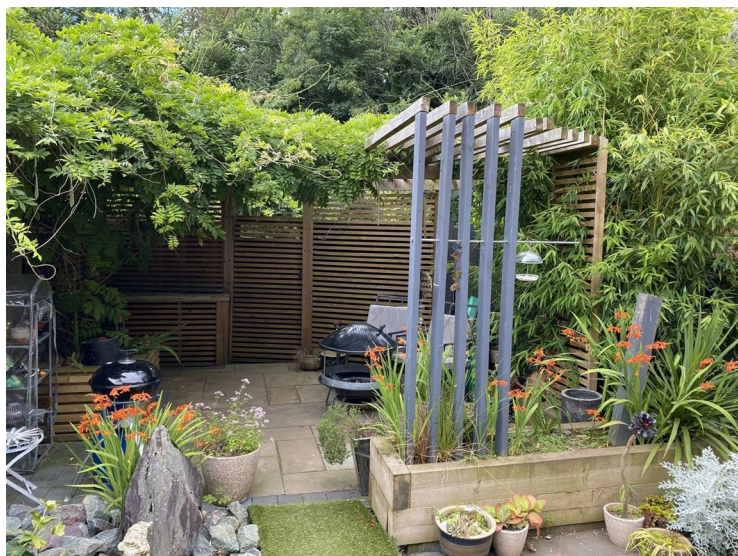
Floorplan

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

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.

Rear Garden



Council Tax

**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.

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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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	