



**severn estates**

40 High Street,  
Stourport-on-Severn  
Worcestershire DY13 8BS  
Tel: 01299 826777  
Fax: 01299 828686

2-4 Marlborough Street,  
Kidderminster  
Worcestershire DY10 1AY  
Tel: 01562 748877  
Fax: 01562 753489

[www.severnstateagents.co.uk](http://www.severnstateagents.co.uk)



## 45 The Birches, Stourport-On-Severn, DY13 9NW

This semi-detached house offers immense flexibility for the modern family and only fully appreciated by internal inspection. Being situated within this quiet cul-de-sac upon this incredibly popular residential location on the Hartlebury side of Stourport on Severn, ideally situated for highly regarded Wilden All Saints Primary School, main road networks leading to Kidderminster, Hartlebury and the town centre, plus Hartlebury Common for those who enjoy walks and with dogs.

The internal accommodation has been well cared for by the current owners and offers a versatile layout comprises a welcoming hallway, kitchen, dining room / bed four, cloakroom and living room to the ground floor, three bedrooms and bathroom to the first floor. Benefitting further from gas central heating system, off road parking and rear garden. Internal inspection is essential to appreciate the layout and location of the property on offer, act fast to avoid missing out.

EPC band D.  
Council Tax Band C.

**Offers Around £275,000**

## 45 The Birches, Stourport-On-Severn, , DY13 9NW

### Entrance Door

Opening to the entrance hall.

### Entrance Hall



Having a tiled flooring, storage cupboards, doors to the dining room / bedroom four, cloakroom and kitchen, coving to the ceiling and open to the reception hall.

### Dining Room / Bedroom Four

11'9" x 9'10" (3.60m x 3.00m)



A versatile room offering a variety of uses such as a dining room, ground floor bedroom, office or playroom having a double glazed window to the front, radiator and coving to the ceiling.

### Cloakroom



Having a w/c, wash basin, heated towel rail and double glazed window to the side.

### Kitchen

13'5" x 7'10" max (4.10m x 2.40m max)



Fitted with wall and base units with complementary worksurface over, single drainer sink unit with mixer tap, space for domestic appliance with extractor fan over, plumbing for washing machine and domestic appliance, space for under counter appliance, tiled splash backs, tiled flooring and double glazed windows to the side.

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### Reception Hall



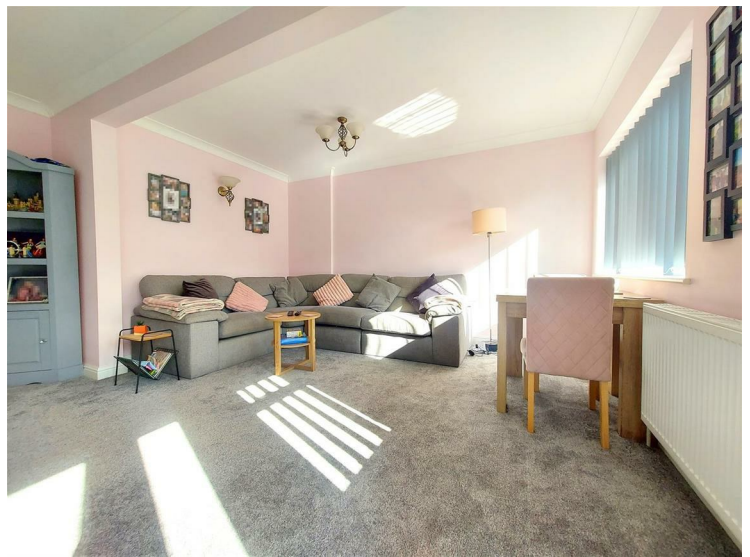
A functional space that can be utilised as a small dining area, office space or play-area, having stairs to the first floor landing with storage cupboard beneath, tiled flooring, coving to the ceiling, radiator and double doors to the living room.

### Living Room

18'8" x 15'5" max, 13'5" min (5.70m x 4.70m max, 4.10m min)



Spanning the rear of the property and offering double glazed double doors with panels opening to the rear garden, double glazed window to the rear, electric fire with surround, radiator and coving to the ceiling.



### First Floor Landing

With coving to the ceiling, loft hatch, storage cupboard and doors to the bathroom, bedrooms one, two and three.

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### Bedroom One

11'9" x 10'5" (3.60m x 3.20m)



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

### Bedroom Three

12'9" x 7'2" (3.90m x 2.20m)



Having a double glazed window to the front, radiator, built in wardrobe and coving to the ceiling.

### Bedroom Two

11'9" x 7'10" (3.60m x 2.40m)



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

### Bathroom



Having been fitted with a shower bath having a tiled surround with shower and screen over, w/c, wash basin set to base unit, double glazed windows to the side, heated towel rail and inset spotlights.

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## Outside



Having a stoned frontage providing off road parking.

## Rear Garden



With a patio area leading to the artificial lawn.



## Council Tax

Wyre Forest DC Band C.

## Services

The agent understands that the property has mains water / electricity / gas / 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

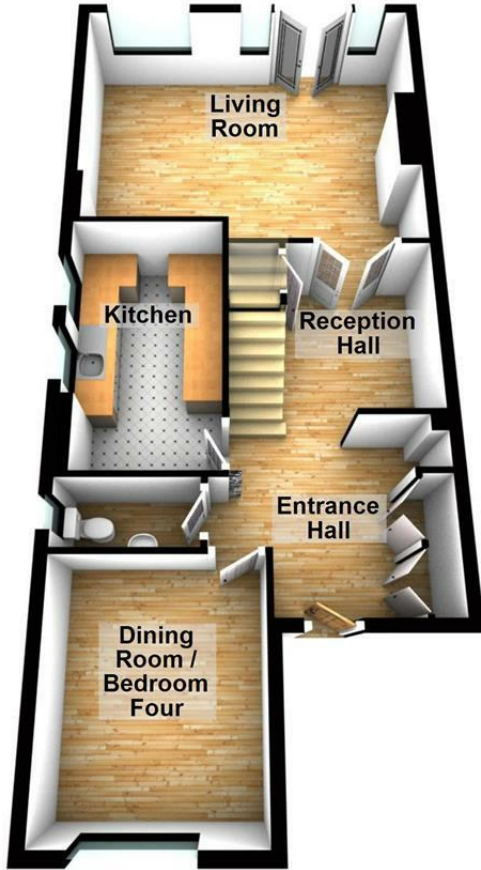
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-300924-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>		80
(55-68) <b>D</b>	67	
(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 