



27 Kylemilne Way, Stourport-On-Severn, Worcestershire, DY13 9NA

This versatile link detached dormer style house offers a flexible layout to suit a variety of needs, 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 well cared for and briefly comprises a living room, kitchen diner, ground floor bedroom and a dining room / bedroom four to the ground floor, two bedrooms and w/c to the first floor. Benefitting further from double glazing, gas central heating, ample off road parking, garage and beautiful rear garden. Contact us today to book your viewing.

EPC band TBC.
 Council Tax Band D.

Offers Around £350,000

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Entrance Door

Opening to the porch.

Porch

With a door to the hall.

Hall

Having stairs to the first floor landing with storage cupboard beneath, radiator, doors to the living room, shower room, bedroom three and bedroom four/dining room and a doorway to the kitchen diner.

Living Room

17'0" x 13'5" (5.20m x 4.10m)



Having a double glazed window to the front and two to the side, feature fire place with log burner, radiator and coving to the ceiling.

Log Burner



Kitchen Diner

17'0" x 9'2" (5.20m x 2.80m)



Fitted with wall and base units having a complementary worksurface over, one and a half bowl sink unit with mixer tap, space for 'Range' style oven, space for domestic appliance, plumbing for washing machine, integrated slim-line dishwasher, tiled flooring, breakfast bar, tiled splash backs, radiator, pantry, door to the rear garden, double glazed windows to the side and rear.



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Ground Floor Bedroom

10'9" x 9'10" (3.30m x 3.00m)



Having a double glazed window to the front, radiator and slim wardrobe.

Dining Room / Bedroom Four

10'9" x 10'2" (3.30m x 3.10m)



Having a double glazed window to the rear, radiator and slim wardrobe.

Shower Room



Having a walk-in shower with glazed screen, w/c, wash basin set to base unit, tiled walls and flooring, double glazed window to the rear, radiator and airing cupboard.

First Floor Landing

Having a door to bedrooms one, two and w/c, double glazed window to the front and access to the eaves.

Bedroom One

10'9" x 10'5" (3.30m x 3.20m)



Having a double glazed window to the side, radiator and storage cupboard.

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Bedroom Two

10'9" max x 9'2" max (3.30m max x 2.80m max)



Having a double glazed window to the side, radiator and storage cupboard.

W/C



Having a w/c, pedestal wash basin and double glazed window to the rear.

Outside



Having a driveway providing off road parking and access to the garage.

Garage

With double doors opening to the front and rear access door to the workshop.

Workshop

With base units and worktop over and door to the rear garden.

Rear Garden



Having a patio area with steps leading to the lawn which has a covered patio area, decorative rockery and pathway leading on to a secondary lawn area. Secondary lawn offers a Summer House and the pathway continuing to the final garden area.

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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.

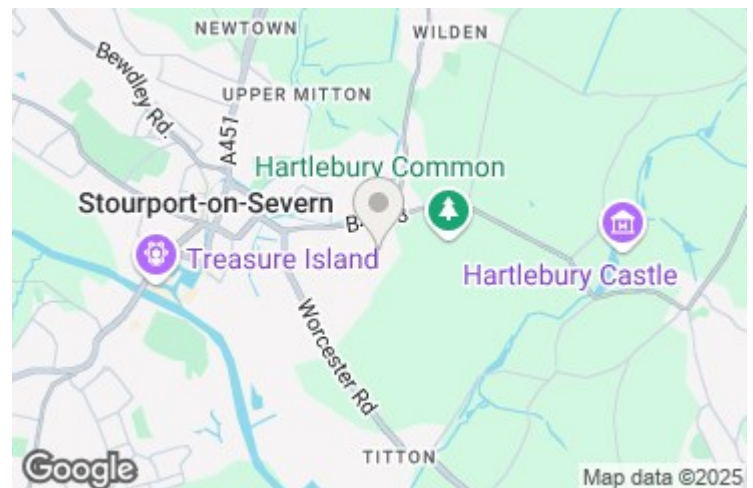
Disclaimer

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-260924-V1.0



Council Tax

Wyre Forest DC - Band D.

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.

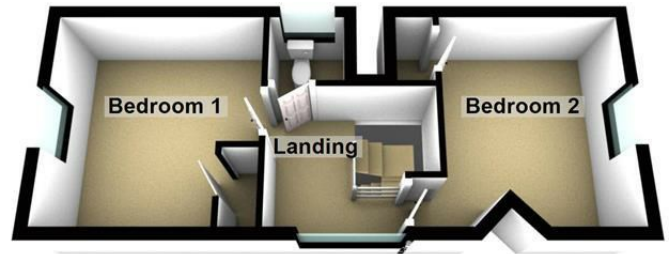
Tenure - Not Verified

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

Ground Floor



First Floor



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