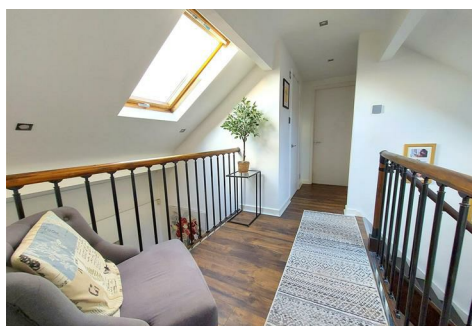


**severn estates**

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## 28 Wilden Lane, Stourport-On-Severn, DY13 9LR

This spacious and versatile four bedroom family home sits in an elevated position along this popular and sought after location which grants easy access to the local amenities, including Wilden All Saints Primary School, main road networks leading, to Kidderminster, Worcester and the Town Centre, plus Hartlebury Common great for walks and those with dogs. Internal inspection is essential to fully understand the flexible family accommodation that's on offer which starts with a striking vaulted hallway with gallery landing, two reception rooms, two bedrooms, shower room and a fantastic family kitchen diner with utility to the ground floor, two bedrooms, ensuite shower room and bathroom to the first floor. Benefitting further from stunning views given its elevated position, rear garden, off road parking and garage. A viewing of the property comes highly recommended to appreciate the property to its fullest.

EPC Band C.  
Council Tax Band D.

**Offers Around £440,000**



## 28 Wilden Lane, Stourport-On-Severn, , DY13 9LR

### Entrance Door

Double glazed double doors with side panels open to the porch.

### Porch

With door opening to the hall.

### Hall



Having a stunning vaulted ceiling with stairs leading up the central gallery landing, radiator, and doors to living room, family kitchen diner, two bedrooms and shower room.

### Living Room

16'0" x 11'9" max (4.90m x 3.60m max)



Having double glazed windows to the front and side, feature gas fire with surround, radiator and walk-through to the additional reception room.



### Reception Room

14'9" x 10'9" max, 10'2" min (4.50m x 3.30m max, 3.10m min)



A versatile room flowing from the main living room it offers a variety of uses such as a office or games room, Having a double glazed window to the front and radiator.



## 28 Wilden Lane, Stourport-On-Severn, , DY13 9LR

### Family Kitchen Diner

25'3".0'0" x 12'9", plus 8'6" x 11'9" (7.7.0m x 3.90m, plus 2.60m x 3.60m)



A fantastic family space having kitchen, dining and living areas.

### Living Area



Having a feature chimney breast with inset log burner, tiled flooring and opening out to the kitchen and dining area.

### Dining Area



Having a double glazed window to the rear, double doors opening to the side to the patio area of the rear garden, tiled flooring and skylight to the side.



## 28 Wilden Lane, Stourport-On-Severn, , DY13 9LR

### Kitchen Area

12'9" x 12'9" (3.90m x 3.90)



Fitted with wall and base units with complementary worksurface over, space for 'Range' style over with hood over, double Butler sink with mixer spray hose, integrated fridge-freezer, tiled flooring, tiled splash backs, skylight to the side, double glazed window to the rear and door to the utility.

### Utility

Having a worktop with plumbing for and space for domestic appliance beneath.

### Bedroom Three

11'9" x 11'1" (3.60m x 3.40m)



With a double glazed window to the front and radiator.

### Bedroom Four

10'5" x 9'6" to w/robe (3.20m x 2.90m to w/robe)



Having a double glazed window to the rear, radiator and fitted wardrobe with sliding doors.

### Shower Room



Having shower enclosure, w/c with concealed cistern, wash basin set to base unit with storage, tiled walls and flooring, vertical radiator and double glazed window to the rear.



## 28 Wilden Lane, Stourport-On-Severn, , DY13 9LR

### First Floor Gallery Landing



A standout feature of the property is the central gallery landing that boasts skylight windows to the front and rear, along with access to bedroom one, two, bathroom and storage cupboard.

### Bedroom One

15'8" x 10'9" (4.80m x 3.30m)



Having a double glazed window to the front and twin skylights to the rear, radiator, bespoke storage, additional storage cupboard and door to the ensuite shower room.

### Ensuite Shower Room



Fitted with a walk in shower, w/c with concealed cistern, wash basin to base unit with storage, tiled walls and flooring, skylight to the front and heated towel rail.

### Bedroom Two

15'8" x 12'1" max, 11'1" min (4.80m x 3.70m max, 3.40m min)



Having double glazed windows to the front and rear, and radiator.



## 28 Wilden Lane, Stourport-On-Severn, , DY13 9LR

### Outlook



### Outside



### Bathroom



Fitted with a 'Spa' style bath, w/c with concealed cistern, wash basin to base unit with storage, heated towel rail, tiled walls and skylight to the front.

Having a sloped block paved driveway providing off road parking, garage and pathway leading to the property.

### Garage

### Rear Garden



Having a patio area with steps leading to the stepped and banked lawn with established trees and stunning views of Stourport and beyond.



### Rear Graden



### Rear Garden



### Rear Garden Outlook



### 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.

### 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

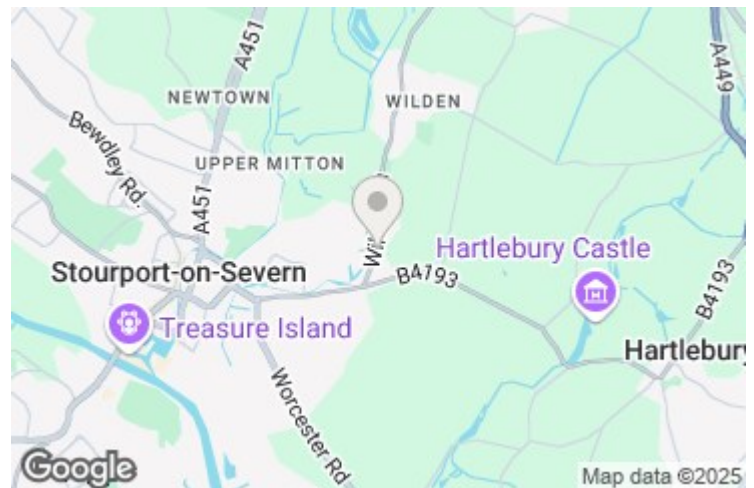
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

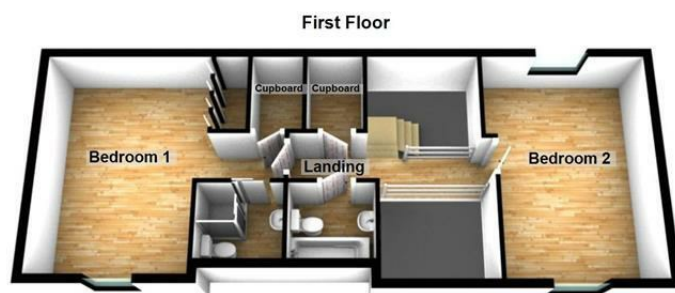
### Disclaimer

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-201124-V1.0





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 