

severn estates

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88 The Birches, Stourport-On-Severn, DY13 9NR

This three bedroom semi-detached house is situated upon this popular residential estate on the Hartlebury side of Stourport on Severn and offers great access to the local amenities including the highly regarded Wilden All Saints Primary School, main road networks leading to the Town Centre and Kidderminster, plus Hartlebury Common - ideal for those who enjoy walks or with dogs. The accommodation on offer has been well cared for by the current owner and briefly comprises hall, dining room, living room and kitchen to the ground floor, three bedrooms and bathroom to the first floor. Benefitting further from gas central heating, off road parking and garage plus rear garden.

EPC band D.
Council Tax Band C.

Offers Around £249,950

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Entrance Door

Opening to the hall.

Hall

With stairs to the first floor landing, radiator and door to the dining room.

Dining Room

15'8" x 6'6" max, 59'0" min (4.80m x 2.00m max, 18.0m min)



Having a double glazed window to the front, under stairs storage cupboard, radiator and door to the living room.

Living Room

16'4" x 10'5" (5.00m x 3.20m)



Having a double glazed sliding patio door to the rear garden, feature gas fire with surround, coving to the ceiling, radiator and door to the kitchen.



Kitchen

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



Fitted with wall and base units with complementary work surface over, one and a half bowl sink unit with mixer tap, space for 'Range' style cooker with hood over, integrated dishwasher and fridge-freezer, double glazed window to the rear, door to the side, tiled walls, radiator and door to the garage.

First Floor Landing

Having a double glazed window to the side, radiator, loft hatch and doors to all bedrooms and bathroom.

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Bedroom One

11'5" x 8'6" to w/robe (3.50m x 2.60m to w/robe)



Having a double glazed window to the rear, radiator, and fitted wardrobes.

Bedroom Two

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



Having a double glazed window to the rear and radiator.

Bedroom Three

12'9" x 7'2" plus alcove over stairs (3.90m x 2.20m plus alcove over stairs)



Having a double glazed window to the front and radiator.

Bathroom

8'6" x 7'10" (2.60m x 2.40m)



Fitted with a suite comprising a bath, shower enclosure with panelled surround, base units providing storage with inset wash basin and w/c with concealed cistern, tiled flooring, tiled walls, radiator and double glazed window to the side.

Outside

Providing off road parking with access to the garage and side gate to the rear garden.

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Rear Garden



Having a patio area and being mainly laid to lawn.



stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Floorplan

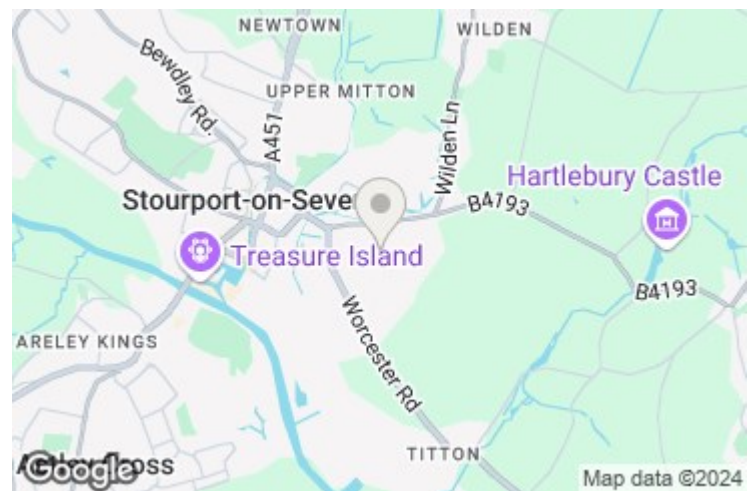
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

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-271124-V1.0



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.

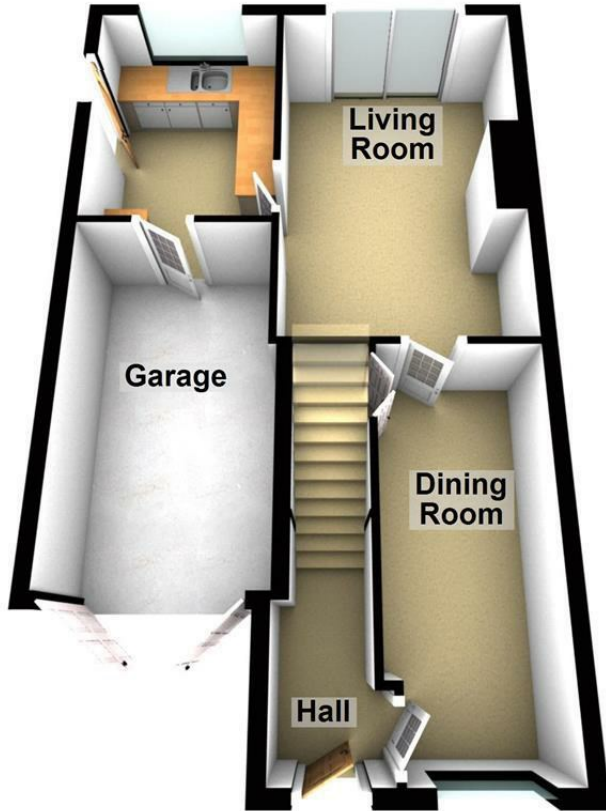
Fixtures & Fittings

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.

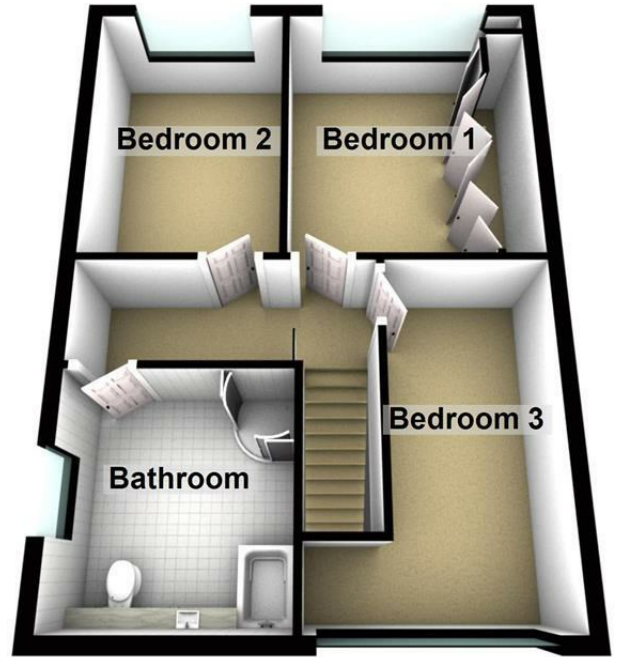
MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 