



36 Wilden Lane, Stourport-On-Severn, Worcestershire, DY13 9LR

This spacious and versatile four / five 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 having a living room, sitting room / bedroom, dining room, shower room, ground floor bedroom and a stunning kitchen diner to the ground floor, three bedrooms, ensuite shower room and bathroom to the first floor. Benefitting further from stunning views given its elevated position, rear garden, off road parking, laundry room, and a tranquil upper terrace with garden room / office. A viewing is essential to fully appreciate all that is on offer, book yours today!

EPC Band D.
 Council Tax Band D.

Offers Around £440,000

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Entrance Door

Opening to the hall.

Hall

Having tiled flooring, stairs rising to the first floor with storage space beneath, radiator, and doors to the living room, sitting room / bedroom, dining room, shower room, and kitchen diner.

Living Room

13'5" into bay x 12'9" (4.10m into bay x 3.90m)



With a double glazed bay window to the front, feature log burner inset to chimney breast with exposed brick work, coving to the ceiling, and radiator.

Feature Log Burner



Sitting Room / Bedroom

13'5" into bay x 12'9" (4.10m into bay x 3.90m)



A versatile room which could suite as an additional bedroom or a function as a secondary reception room, having a double glazed bay window to the front, feature log burner inset to chimney breast with exposed brick work, coving to the ceiling, bamboo flooring, and radiator.

Dining Room / Bedroom

11'5" x 10'2" (3.50m x 3.10m)



Having double glazed double doors opening to the courtyard area of the rear garden, coving to the ceiling, radiator, and bamboo flooring.

Shower Room



Fitted with a suite comprising a glazed shower enclosure with contrasting tiled surround, wash basin set to base unit, w/c, tiled walls and flooring, heated towel rail, inset spot lights, and double glazed window to the rear.

Kitchen Diner

21'3" x 14'9" max (6.50m x 4.50m max)



A real heart of the home room, having the space to dine and entertain whilst allowing easy access to the courtyard area of the rear garden.

Kitchen Area



Fitted with wall and base units with complementary work surface over, inset Butler sink with mixer tap, matching central Island with breakfast bar, space for 'Range' style oven, space for domestic appliance, space for under counter appliance, plumbing for domestic appliance, tiled splash backs, tiled flooring, storage cupboard, and inset spot lights.



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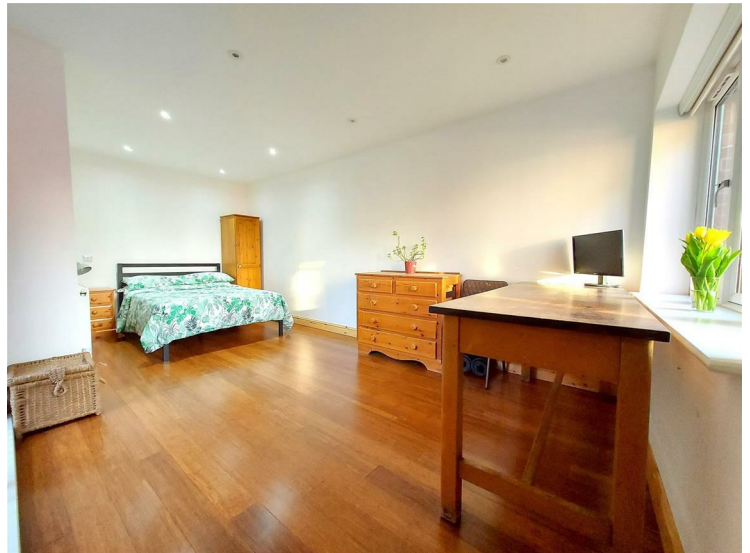
Dining Area



Having double glazed double doors with side panels opening to the courtyard area of the rear garden, double glazed window to the rear, tiled flooring, door to the side, storage cupboard, inset spot lights, and door to the ground floor bedroom.

Ground Floor Bedroom

18'8" x 9'6" max, 8'6" min (5.70m x 2.90m max, 2.60m min)



Having a double glazed window to the front, double glazed sliding patio door to the side, radiator, and bamboo flooring.

Laundry Room



Located from the Courtyard area of the rear garden and having wall and base unit with worksurface over, single drainer sink unit, tiled splash back, plumbing for washing machine, heated towel rail and double glazed window and entrance door.

First Floor Landing

With a radiator, and doors to bedrooms one, two, three, and bathroom.

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Bedroom One

14'5" x 10'2" (4.40m x 3.10m)



With double glazed double doors with Juliet Balcony looking towards the rear garden, two skylights to the side, radiator, and door to the ensuite shower room.

Bedroom Two

16'0" x 9'6" max, 7'2" min (4.90m x 2.90m max, 2.20m min)



With a double glazed window to the front, skylight to the rear, storage to the eaves, and radiator.

Ensuite Shower Room



Fitted with a suite comprising a glazed shower enclosure with tiled surround, wash basin set to base unit, w/c, tiled flooring, heated towel rail, and skylight to the side.

Bedroom Three

11'1" max, 7'10" max x 7'10" max * (3.40m max, 2.40m max x 2.40m max *)



With a double glazed window to the front, and radiator.

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Bathroom



Fitted with a suite comprising a bath tiled surround, pedestal wash basin, w/c, tiled flooring, and double glazed window to the side.

Outside



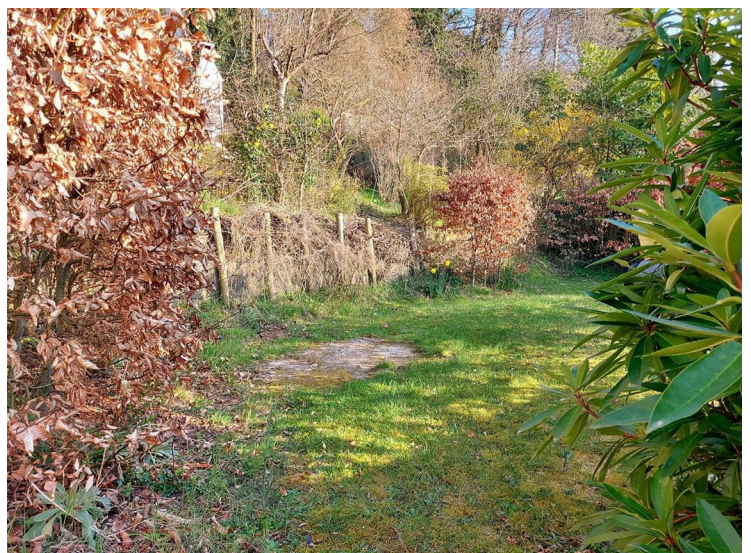
Having a gated block paved driveway providing ample off road parking and decorative fore garden and pond.



Rear Garden



Having a beautiful multi access courtyard area with pathway leading through the number of terraces and garden areas finally reaching the beautiful and tranquil spot and the very top which has a fabulous garden room / office, built in large stone BBQ, ponds, and patio areas... a visit to the top is an absolute must!



Courtyard Area



View



Top Level



Council Tax

Wyre Forest DC - Band D.
(Improvement indicator - yes)

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.

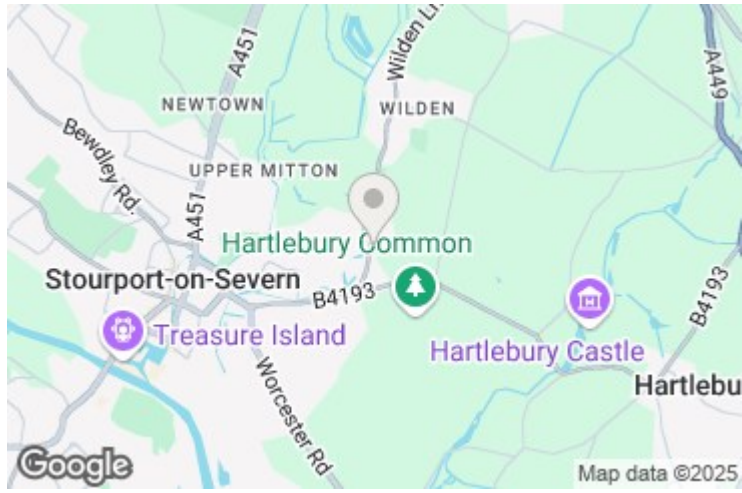
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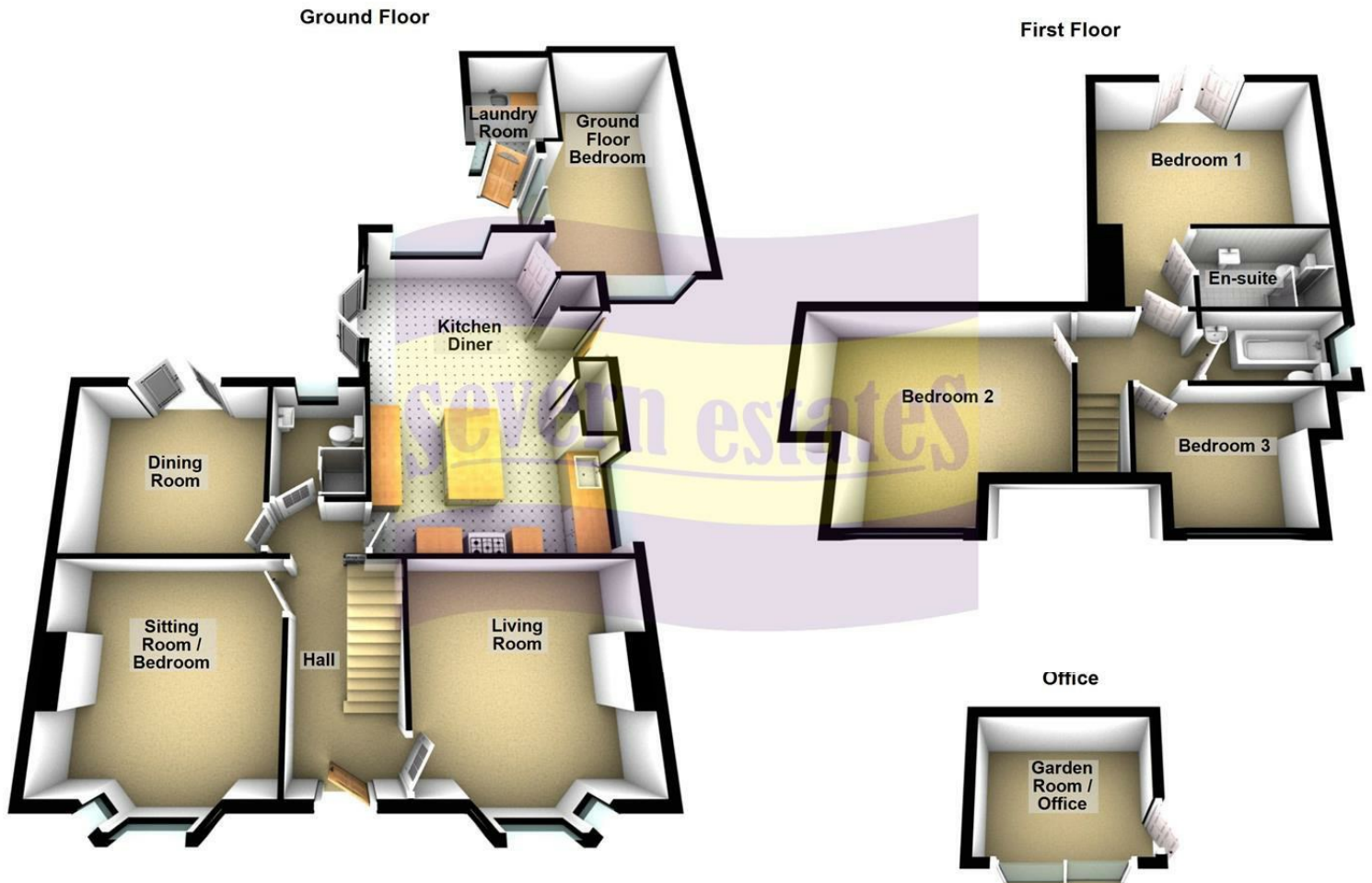
Garden Room / Office



With a double glazed side door and patio doors opening to the front.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	64	
(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 