

severn estates

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10 Birchfield Drive, Stourport-On-Severn, DY13 8UE

We are delighted to offer For Sale this extended detached house which is available with the distinct advantage of NO UPWARD CHAIN and is located on the popular and highly sought after Lickhill estate which offers easy access to the local amenities including primary schools, road networks, Memorial Park, local shops and Stourport Town Centre. The accommodation briefly comprises of an open plan living / dining room, sitting room, refitted kitchen, utility and cloakroom to the ground floor, four bedrooms and bathroom to the first floor. The property Benefits further from being situated in a Cul - De - Sac position with off road parking, tandem garage, rear garden and warm air heating. Call us today to book your viewing.

EPC band Tbc.
Council Tax Band D.

Offers Around £330,000

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Entrance Door

Being double glazed and opens into the reception porch.

Reception Porch

10'5" x 4'7" (3.2m x 1.4m)

Having a double glazed window to the front, storage cupboard, doors to the open plan living room and cloakroom.

Cloakroom

6'2" x 4'7" (1.9m x 1.4m)



Fitted with a white suite comprising of a pedestal wash hand basin, W/C and warm air heating vent.

Open Plan Living Room

21'11" x 17'2" max 9'2" min (6.7m x 5.24m max 2.8m min)



Lounge Area



Having a double glazed window to the front, open plan staircase to the first floor landing, wall light fittings and warm air heating vent.

Dining Area



Having a double glazed sliding patio door to the rear, warm air heating vent, doors to the refitted kitchen and sitting room.

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Sitting Room

14'9" x 10'9" (4.5m x 3.3m)



Having a double glazed window to the front, double glazed sliding patio door to the rear, gas heater, coving to the ceiling and dado rail.

Bedroom One

14'1" x 10'2" (4.3m x 3.1m)



Having a double glazed window to the front, built in wardrobe, warm air heating vent and door to the ensuite.

Refitted Kitchen

12'5" x 9'6" (3.8m x 2.9m)



Fitted with a range wall and base cabinets with white gloss fronted units and complimentary work surface over, one and a half bowl sink unit with mixer tap, built in double oven and gas hob, integrated dishwasher and fridge, part tiled walls, tiled flooring, double glazed window to the rear, door to cupboard housing the warm air system, inset lighting, under unit lighting and door to the utility room.

Utility

Fitted with base cabinets with complimentary work surface over, plumbing for washing machine, understairs storage and door to the tandem garage.

First Floor Landing

Having access to the loft pace and doors to all rooms.

Ensuite

7'6" x 5'10" (2.3m x 1.8m)



White suite comprises of a wall mounted shower and screen, pedestal wash hand basin, W/C, tiled walls, tiled flooring, double glazed window to the front, inset lighting and door to the airing cupboard.

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Bedroom Two

10'5" x 7'6" plus 3'7" x 2'11" (3.2m x 2.3m plus 1.1m x 0.9m)



Having a double glazed window to the rear, built in wardrobe with sliding doors and a warm air heating vent.

Bedroom Four

7'6" max 6'2" min x 6'10" (2.3m max 1.9m min x 2.1m)



Having a double glazed window to the rear built in storage and warm air heating vent.

Bedroom Three

7'6" 7'2" (2.3m 2.2m)



Having a double glazed window to the rear and warm air heating vent.

Bathroom

8'6" x 4'7" (2.6m x 1.4m)



Having a white suite comprising a panel bath with wall mounted shower & Screen over, pedestal wash hand basin, W/C, tiled walls, double glazed window to the side and warm air heating vent.

Outside

Having a block paved driveway providing off road vehicular parking leading to the tandem garage and lawn foregarden.

Tandem Garage

Having doors to the front, double glazed window to the rear, door to the utility and the rear garden.

Rear Garden



Rear Garden



Rear Elevation



Council Tax

Wyre Forest District Council Band D.

Tenure - Not Verified

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

Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

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.

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

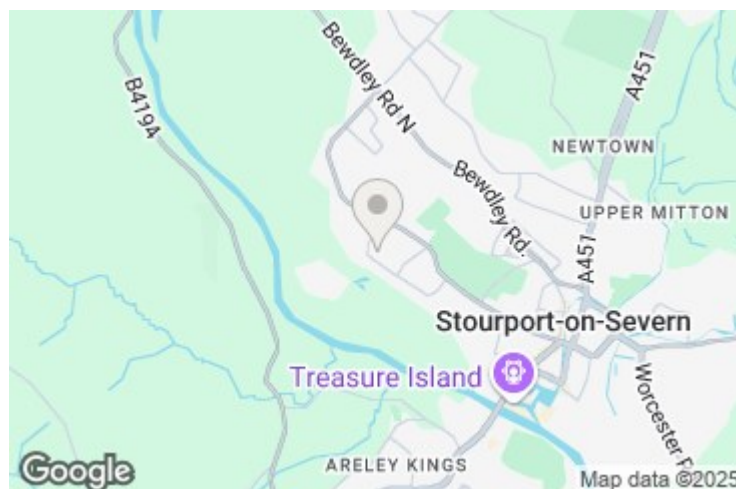
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

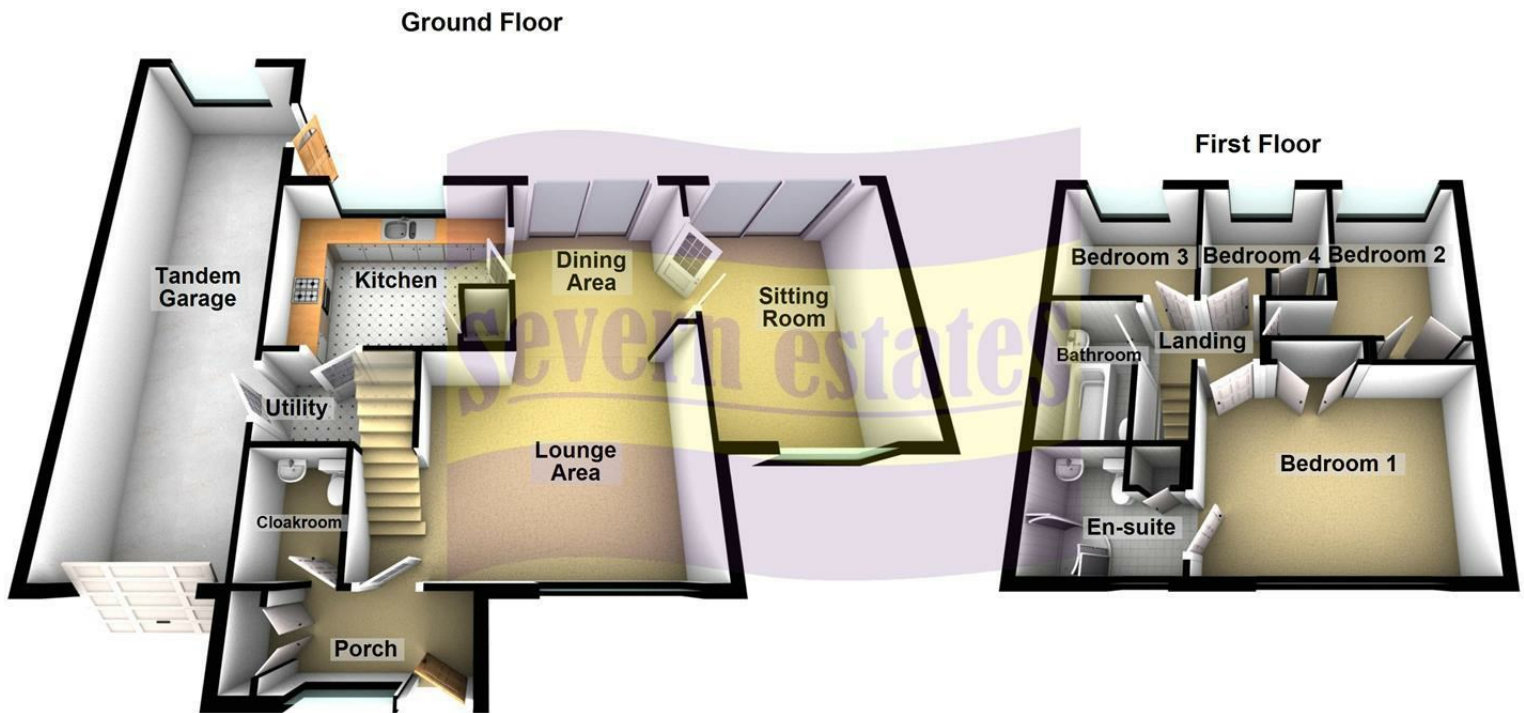
Disclaimer

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.

RP-31-03-2025-V1





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	