

severn estates

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36 Windermere Way, Stourport-On-Severn, Worcestershire, DY13 8JY

We are delighted to offer For Sale this spacious three, potentially four bedroom extended semi detached dormer style home situated on a corner plot of the forever popular Burlish Park Estate which grants great access to the local primary and High School in addition to Burlish Top Nature reserve, convenience store and the main road networks leading to the Town Centre, Bewdley & Kidderminster. Having been much improved and extended by the current owner the accommodation now comprises a lounge, refitted kitchen, dining room, breakfast room, bedroom and refitted bathroom to the ground floor, two bedrooms and cloakroom to the first floor. The property benefits further from off road parking, garage and garden. Internal inspection is essential to appreciate the property and its versatile nature on offer.

Council Tax Band C.
EPC band D.

Offers Around £315,000

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Porch

4'11" x 1'11" (1.5m x 0.6m)

Having double glazed sliding patio doors open in with tiled flooring and door to the reception hall.

Reception Hall

9'6" x 5'10" (2.9m x 1.8m)

Double glazed window to the front, radiator, staircase to the first floor, doors to the lounge bedroom three and dining room / bedroom four.

Lounge

16'0" x 12'1" max 10'9" min (4.9m x 3.7m max 3.3m min)



Having double glazed double doors to the rear garden, wooden effect flooring, radiator and door to the breakfast room.

Breakfast Room

6'10" x 6'6" (2.1m x 2.0m)



Having wood effect flooring, radiator, door to the utility and walkthrough to the refitted kitchen.

Refitted Extended Kitchen

12'1" x 9'2" (3.7m x 2.8m)



Fitted with a range of wall and base cabinets with cream doors and wood effect work surface over, one and a half bowl sink unit with mixer tap, built in double oven and hob with cooker hood over, integrated dishwasher, fridge, bin cupboard, wood effect flooring, double glazed window to the rear and double glazed door to the side giving access to the rear garden.

Utility Room

6'10" x 5'2" (2.1m x 1.6m)



Having a double glazed window to the side, drawer unit with complimentary work surface over, wood effect flooring and wall mounted central heating boiler.

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Dining Room / Bedroom Four

14'1" x 10'9" (4.3m x 3.3m)



This room can be used either as a dining room or a fourth bedroom. Having a double glazed window to the side with made to measure shutters and radiator.

Bedroom Three

12'1" x 10'9" (3.7m x 3.3m)



Having a double glazed window to the side with made to measure shutters and radiator.

Refitted Shower Room



Having a double shower base with glazed screen, wash hand basin built into a vanity unit, W/C, part tiled walls, wood effect non slip flooring, double glazed window to the front, inset lighting and heated towel rail.

First Floor Landing

Having a double glazed window to the front, radiator, access to eaves storage, doors to two bedrooms and cloakroom.

Bedroom One

13'5" max into wardrobe x 13'5" (4.1m max into wardrobe x 4.1m)



Double glazed window to the front, built in wardrobes, radiator and access to the eaves storage.

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Bedroom Two

12'9" x 7'2" (3.9m x 2.2m)



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

Cloakroom

9'6" x 3'3" (2.9m x 1.0m)



Fitted suite with wash hand basin built into a unit, W/C and part tiled walls.

Outside



Outside



Rear Garden



Having a rear gate to the driveway and door to the garage.

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Rear Garden



Rear Elevation



Garage

Having an electric garage door.

Council Tax

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 / electricity / gas / 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.

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