

severn estates

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26 Millgate Close, Stourport-On-Severn, DY13 9GT

We are delighted to offer For Sale this immaculately presented and spacious modern end town house which is located upon this popular residential estate which is ideal for the main road networks, access to the town centre and falls within the catchment to the highly regarded Wilden All Saints Primary School. Having been well cared for and improved upon by the current owners the accommodation is set over three floors and briefly comprises of a breakfast kitchen, dining room and cloakroom to the ground floor, lounge and master bedroom with ensuite shower room to the first floor, three bedrooms and family bathroom to the second floor. The property benefits further from a gas central heating system, double glazing, garage with off road parking and garden to the rear.

Early viewing is recommended to avoid missing out.

Epc band C
Council Tax D

Offers Around £290,000

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Entrance Door

Opens into the reception hall.

Entrance Hall

Having staircase to the first floor with wooden spindle balustrade, radiator, doors to the storage cupboard, cloakroom, dining room and breakfast kitchen.

Cloakroom

4'7" x 3'7" (1.4m x 1.1m)

Fitted with a white suite comprising of a pedestal wash hand basin, W/C and radiator.

Dining Room

9'10" x 9'2" (3.0m x 2.8m)



Having a double glazed window to the front, radiator and wall light fittings.

Breakfast Kitchen

14'9" x 12'9" max 9'10" min (4.5m x 3.9m max 3.0m min)



Fitted with a range of wall and base cabinets with wood effect doors and complimentary work surface over, one and a half bowl sink unit with mixer tap, built in stainless steel double oven, plumbing for washing machine, space for domestic appliance, part tiled walls, wall mounted central heating boiler, radiator, double glazed window to the rear and double glazed double doors open to the rear garden.

Breakfast Kitchen



First Floor Landing

Having a staircase to the second floor landing with wooden spindle balustrade, doors to the lounge and bedroom one.

Lounge

15'1" x 9'2" plus 6'2" x 2'11" (4.6m x 2.8m plus 1.9m x 0.9m)



Having two double glazed windows to the front and two radiators.

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Lounge



Bedroom One

13'1" to wardrobe x 9'10" (4.0m to wardrobe x 3.0m)



Having a double glazed window to the rear, radiator, built in wardrobe and door to the ensuite shower room.

Ensuite

6'2" x 5'10" (1.9m x 1.8m)



Having a shower cubicle with thermostatic shower, pedestal wash hand basin, W/c, part tiled walls, radiator and double glazed window to the rear.

Second Floor Landing

Having doors to the bedrooms and family bathroom.

Bedroom Two

12'5" x 8'2" (3.8m x 2.5m)



Having a double glazed window to the front, radiator and built in wardrobe.

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Bedroom Three

10'2" x 8'2" (3.1m x 2.5m)



Having a double glazed window to the rear, radiator and built in wardrobe.

Bedroom Four

9'2" x 6'10" (2.8m x 2.1m)



Having a double glazed window to the front, radiator and access to the loft space.

Family Bathroom

6'6" x 5'6" (2.0m x 1.7m)



White suite comprises of a shower bath with thermostatic shower and screen, wash hand basin & W/c built into a unit, part tiled walls, radiator and double glazed window to the rear.

Outside

Small fore garden with gated access

Rear Garden



Rear Garden



Rear Elevation



Rear Garden



Garage

16'0" x 8'6" (4.9m x 2.6m)

In a separate block with an up and over door and a door to the rear,

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.

Council Tax

Wyre Forest District Council Band D.

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.

Rear Garden



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