



11 Follitts Close, Stourport-on-Severn, Worcestershire, DY13 9FU

We are proud to offer For Sale a brand new 3 bedroom detached family home situated on the new Follitts Manor development, being centrally located within the beautiful Georgian Canal Town of Stourport on Severn. The location offers great access to the main road networks, Town Centre and stunning Canal and Riverside area with picturesque walks and parks.

The Lutterworth is a spacious and modern family home. Bright and flexible areas to enjoy modern-day living. French doors open onto the rear garden from both the dual-aspect lounge and the open-plan kitchen with dining area. Galleried landing leads to two double bedrooms – the main bedroom with en suite – a single bedroom and the family bathroom.

Contact the office for full details.

Prices From £339,995

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Entrance Door

Opening to the hall.

Hall

Living Room



Kitchen Area



Dining Area

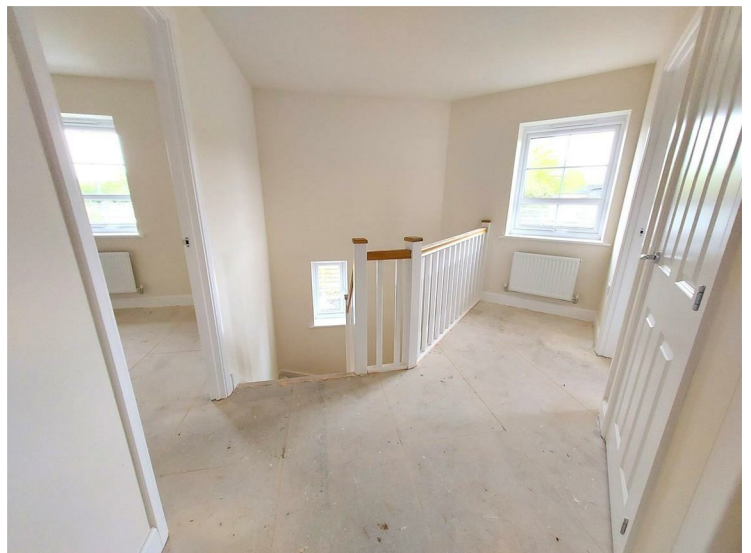


Kitchen Diner



Cloakroom

First Floor Landing



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Bedroom One



Bedroom Three



Ensuite Shower Room



Bathroom



Bedroom Two



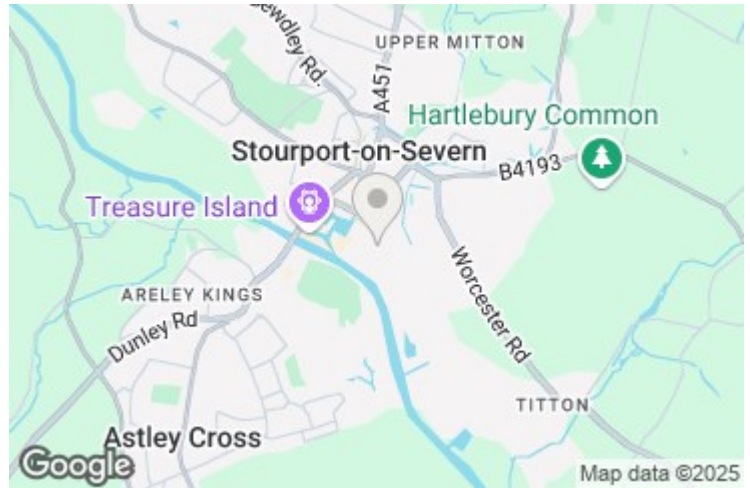
Outside

Rear Garden



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Folliotts Manor



A centrally located prime development of two, three and four bedroom properties.

Agents Note

These property details have been produced alongside Barratts marketing details, original floorplans and descriptions and are subject to change. These details are designed to be a brief introduction to the property for full room descriptions and measurements please contact us direct.

Council Tax Band

Council Tax Band TBC.

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.

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.

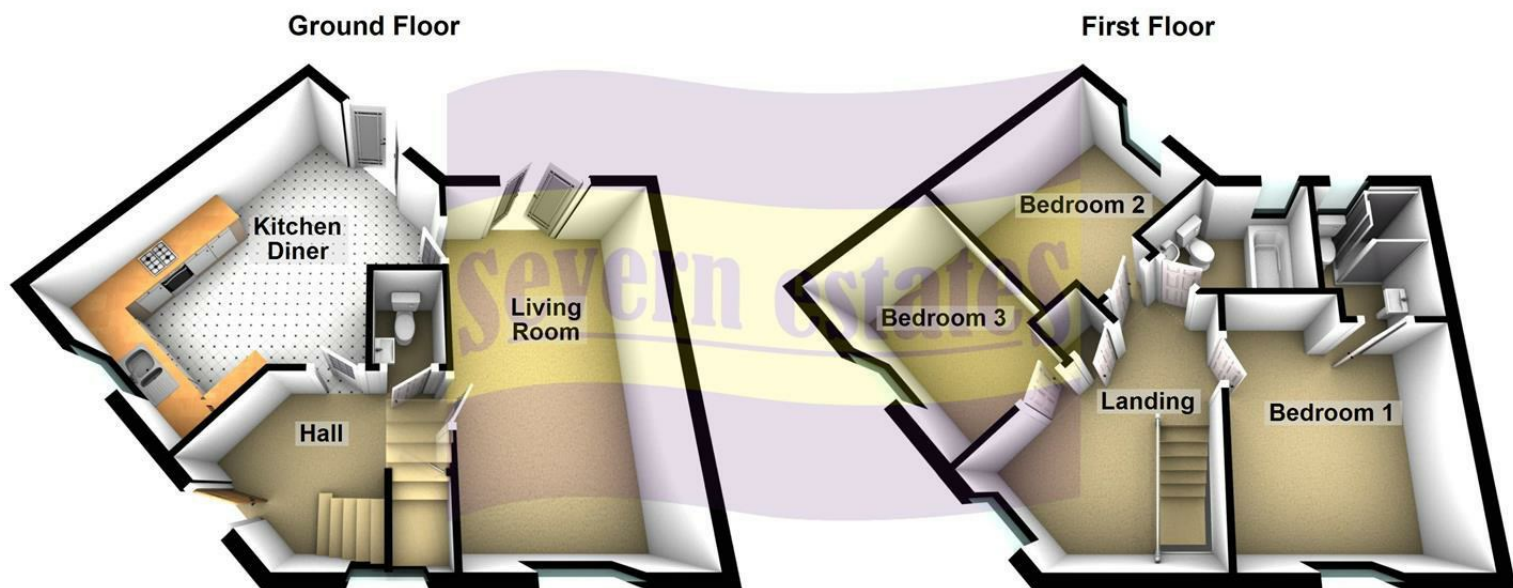
Fixtures & Fittings

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.

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.



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	