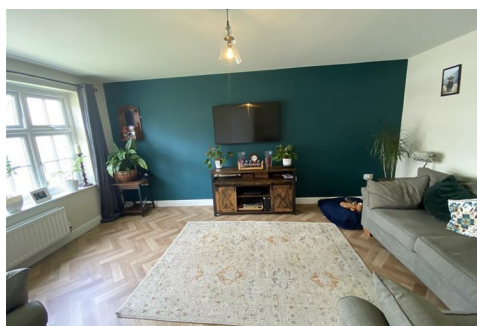




Severn Estates
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11 Conference Way, Stourport-On-Severn, Worcestershire, DY13 8DN

We are delighted to offer For Sale this modern detached family home which is located on a delightful corner plot on the 'Hamlet Place' estate built by Messrs 'Redrow Homes' circa 2014. The popular location offers superb transport links with access to the main road networks leading to the Town Centre, Kidderminster and Bewdley, plus a handy local convenience store and access to the local Primary and High School.

The spacious internal accommodation briefly comprises a lounge, open plan family room & kitchen, utility and cloakroom to the ground floor. Four good sized bedrooms, master with ensuite, and a family bathroom to the first floor. Benefiting further from double glazing, gas central heating, rear garden, off road parking, and garage (partially converted to an office). Call and book your viewing today to avoid missing out on this sought after family home.

EPC band C.
Council Tax Band D.

Offers Around £425,000

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Entrance Door

Double Glazed composite door opens into the reception hall.

Reception Hall

Having a staircase to the first floor landing with wooden spindle balustrade, radiator, doors to the lounge, open plan living area and the cloakroom.

Cloakroom

5'6" x 4'3" (1.7m x 1.3m)



Fitted with a white suite comprising of a wall mounted wash hand basin, W/C, radiator and double glazed window to the front.

Lounge

16'4" x 11'9" (5.0m x 3.6m)



Having a double glazed window to the front and radiator.

Lounge



Open Plan Living Area

24'11" x 12'5" (7.6m x 3.8m)



Having double glazed sliding patio door to the rear, further double glazed window to the rear, two radiators, storage cupboard and access to the kitchen.

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Open Plan Living Area



Utility

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



Kitchen



Fitted with a range of wall and base cabinets with cream gloss effect doors and butchers block effect work surface over, one a half bowl sink unit with mixer tap, built in double oven, gas hob, fridge freezer and dishwasher, tiled flooring, double glazed window to the rear and door to the utility room.

Fitted with wall and base cabinets with cream gloss effect doors and butchers block effect work surface over, single drainer sink unit with mixer tap, plumbing for washing machine, tiled flooring, wall mounted gas central heating boiler and double glazed composite door to the side.

First Floor Landing

Having wooden spindle balustrade, access to the loft space, radiator, doors to the bedrooms and family bathroom.

Bedroom One

14'9" max 13'1" min x 12'1" (4.5m max 4.0m min x 3.7m)



Having a double glazed window to the front built in wardrobes, radiator and door to the ensuite.

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Ensuite

8'2" x 4'3" (2.5m x 1.3m)



Fitted with a white suite comprising of a shower cubicle, wall mounted wash hand basin, W/C, heated towel rail and double glazed window to the side.

Bedroom Two

12'5" x 9'2" min (3.8m x 2.8m min)



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

Bedroom Three

11'1" x 9'10" (3.4m x 3.0m)



Having a double glazed window to the rear and radiator.

Bedroom Four

9'2" x 7'6" (2.8m x 2.3m)



Having a double glazed window to the rear and radiator.

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Bathroom



Fitted with a white suite comprising a panel bath with shower and screen over, wall mounted wash hand basin, W/C, part tiled walls, heated towel rail, double glazed window to the side and door to airing cupboard.

Outside



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Office

11'1" x 8'10" (3.4m x 2.7m)



Having a double glazed window to the side, double glazed door, electrics and lighting.

Garage Storgae

Up and over door to the front.

Tenure - Not Verified

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

Council Tax

Wyre Forest District Council Band D.

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 MISDESCRIPTONS 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-24/05/2025-V1

