



### **24 The Birches, Stourport-On-Severn, DY13 9NW**

This three bedroom semi-detached house is available with the distinct advantage of No Upward Chain and situated within this cul-de-sac of this popular residential estate on the Hartlebury side of Stourport on Severn. The location offers great access to the amenities including the highly regarded Wilden All Saints Primary School, main road networks leading to the Town Centre and Kidderminster, plus Hartlebury Common - ideal for those who enjoy walks or with dogs. The accommodation on offer briefly comprises a lounge diner and kitchen to the ground floor, three bedrooms and bathroom to the first floor. Benefitting further from gas central heating, off road parking, and garage, plus rear garden.

EPC band TBC.  
 Council Tax Band C.

**Offers Around £235,000**



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### Entrance Door

Double doors opening to the porch.

### Porch

Having a window to the front, and door to the lounge diner.

### Lounge Diner

24'11" x 10'5" inc. stairs (7.60m x 3.20m inc. stairs)



### Dining Area



Having stairs to the first floor landing with storage cupboard beneath, and radiator.

### Lounge Area



With double glazed sliding patio door to the rear garden, feature electric fire with surround, radiator, and door to the kitchen.

### Kitchen

11'1" x 7'10" (3.40m x 2.40m)



Having wall and base units with worksurface over, one and a half bowl sink unit with mixer tap, space for domestic appliance, plumbing for washing machine, tiled splash back, radiator, double glazed window to the rear, and door to the side.



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### First Floor Landing

With doors to all bedrooms, bathroom, storage cupboard, and radiator.

### Bedroom One

11'9" x 10'2" (3.60m x 3.10m)



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

### Bedroom Two

12'9" x 7'2" (3.90m x 2.20m)



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

### Bedroom Three

11'9" x 7'10" (3.60m x 2.40m)



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

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### Bathroom



Fitted with a bath with shower over, pedestal wash basin, w/c, radiator, base unit with worktop, and double glazed windows to the front and side.

### Outside

Having a driveway providing off road parking leading to the garage, and gated side access.

### Rear Garden

### Council Tax

Wyre Forest DC - Band C.

### 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.

### Tenure - Not Verified

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

### 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.

### 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.

### Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be

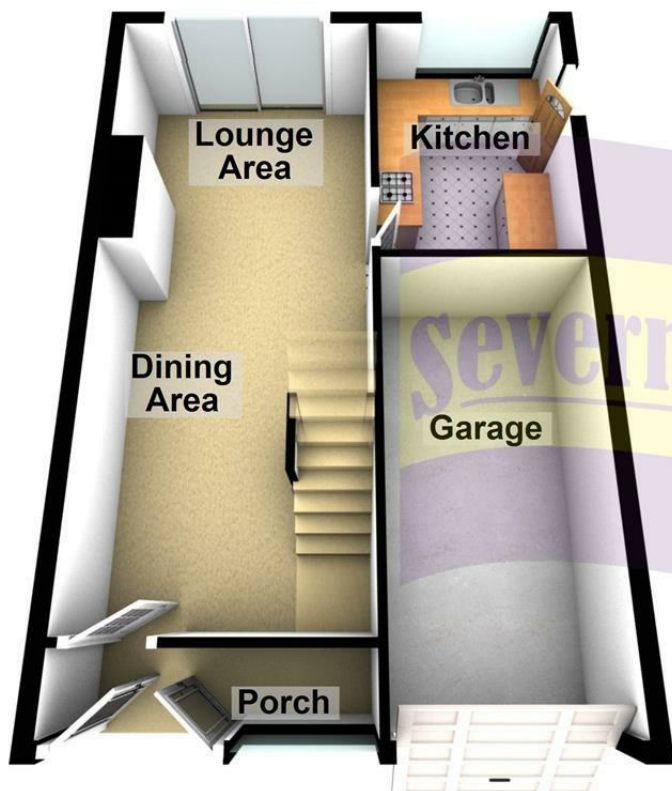
accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RF-220525-V1.0





## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 