



17 Bilberry Close, Stourport-On-Severn, DY13 8TL

This stunning extended link-detached house offers a breathtaking open plan layout to the ground floor and being situated in a cul-de-sac position on the ever popular and highly sought after Lickhill estate. The location offers easy access to the local amenities including primary schools, main road networks leading to the Town Centre, Bewdley and Kidderminster and the beautiful Memorial park great for the family or those with dogs.

The properties open plan layout is versatile in use and commands an internal inspection to be fully appreciate with the ground floor providing a open plan lounge, kitchen, dining, and family area, plus a utility, and cloakroom. Having three bedrooms, master with ensuite shower room, and bathroom. Benefitting further from gas central heating, driveway with garage and a rear garden. Call today to book your viewing to avoid missing out on this wonderful family home.

EPC band E.
 Council Tax Band D*.

Offers Around £325,000

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Entrance Door

Opening to the porch area.

Porch

Having a tiled flooring, double glazed windows to the front and side, and door to the hall.

Hall

With stairs to the first floor landing, tiled flooring, doors to the lounge area, and cloakroom.

Cloakroom



Having a w/c with concealed cistern, wash basin set to base unit, window to the garage, radiator, and tiled flooring.

Open Plan Living



A fabulous open plan living space starting with a lounge area, leading to the dining and kitchen area, and final family area opening to the rear garden.



Lounge Area

13'9" max x 11'5" (4.20m max x 3.50m)



With a radiator, double glazed window to the front, and inset spotlights.

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Dining Area

13'1" x 9'2" (4.00m x 2.80m)



Having a radiator, and tiled flooring.

Family Area

12'9" x 12'5" (3.90m x 3.80m)



With tiled flooring, double glazed double doors with side panels opening to the rear garden, radiator, and skylight.

Kitchen Area

22'11" x 8'10" (7.00m x 2.70m)



A stunning kitchen area and having a range of base units, floor to ceiling storage units and matching central island with complementary work surface over, two built in ovens, hob with extractor fan over, tiled splash backs, built in sink unit with mixer spray tap, tiled flooring, integrated dishwasher and fridge-freezer, double glazed window to the rear, skylight, radiator, and door to the utility.



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Utility



Having a base unit with worksurface over, single drainer sink unit, plumbing for washing machine, wall mounted 'combi' boiler, heated towel rail, under stair storage space, and door to the garage.

First Floor Landing

Having doors to all bedrooms and bathroom.

Bedroom One

14'1" x 9'10" (4.30m x 3.00m)



Having a double glazed window to the front, built in wardrobe, radiator, inset spotlights, and door to the en suite shower room.

En Suite Shower Room



Having been fitted with shower enclosure with tiled surround, w/c, wash basin set to base unit and tiled splash back, double glazed window to the front, and heated towel rail.

Bedroom Two

9'10" x 9'84'3" (3.00m x 300m)



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

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Bedroom Three

11'9" x 6'10" (3.60m x 2.10m)



Having a double glazed window to the rear and radiator.

Bathroom



Having been refitted with a white suite comprising a bath with shower and screen over, w/c, wash basin set to base unit, heated towel rail, tiled walls and flooring, loft hatch, and double glazed window to the side.

Garage

Having a one and two thirds door to the front, rear access door, and double glazed window to the rear.

Rear Garden



Being laid mainly to lawn, with sleeper edged borders, and a patio area.

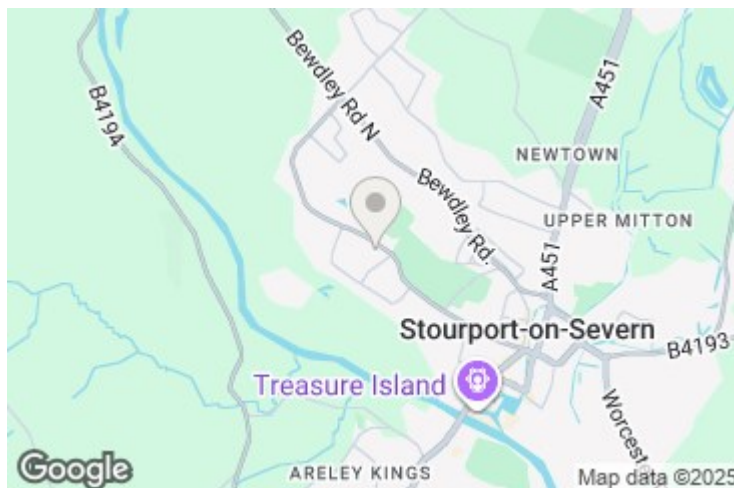
Outside



Having a driveway providing off road parking, and a lawn.



Rear Elevation



Council Tax

Wyre Forest DC - BAnd D*.

* Improvement indicator - Yes.

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.

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

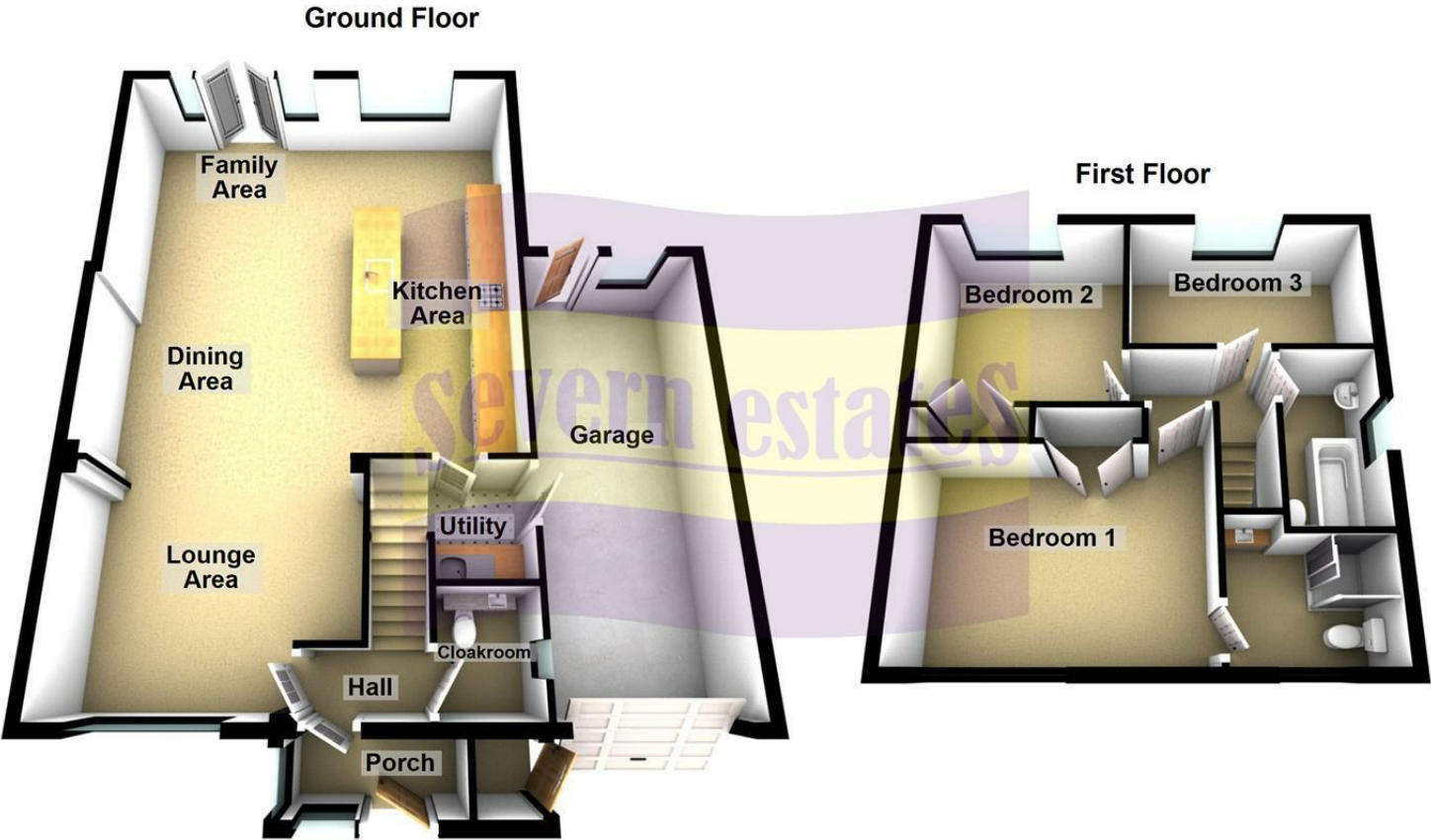
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

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-050625-V1.0



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC