



10 Follitt Close, Stourport, Worcestershire, DY13 9FU

We are delighted to offer For Sale this nearly new two bedroom end terraced house 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 modern home is ideal for those starting out or downsizing with the accommodation comprising a living room, cloakroom and breakfast kitchen to the ground floor, two bedrooms and bathroom to the first floor. Benefiting further from double glazing, gas central heating and off road parking with EV charging point. An early internal inspection comes highly recommended to avoid missing out.

EPC band B.
 Council Tax Band B.

Offers Around £205,000

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Entrance Door

Double glazed composite door opens into the hall.

Hall

3'3" x 2'7" (1.0m x 0.8m)

Having a radiator and a door to the lounge.

Lounge

12'9" x 11'9" (3.9m x 3.6m)



Having a double glazed window to the front, open plan staircase to the first floor landing with open spindle balustrade, radiator and door to the open plan breakfast kitchen.

Open Plan Breakfast Kitchen

12'9" x 11'5" max 7'6" min (3.9m x 3.5m max 2.3m min)



Fitted with wall and base cabinets having grey doors and complimentary wood effect work surface over, built in stainless steel oven and gas hob with hood over, integrated fridge freezer, dishwasher and washing machine, Inset lighting, double glazed double doors to the rear with side panels, doors to storage room and cloakroom.

Open Plan Breakfast Kitchen



Cloakroom

6'2" x 3'7" (1.9m x 1.1m)



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

First Floor Landing

6'2" x 6'2" (1.9m x 1.9m)

Having an open spindle balustrade, access to the loft space, radiator and doors to the bedrooms and bathroom.

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Bedroom One

12'9" max 9'2" min x 9'6" (3.9m max 2.8m min x 2.9m)



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

Bedroom Two

12'9" x 7'6" (3.9m x 2.3m)



Having a double glazed window to the rear and radiator.

Bathroom

6'6" x 6'2" (2.0m x 1.9m)



Having a white suite comprising of a panel bath with shower & screen over, pedestal wash hand basin, W/C, heated towel rail, inset lighting and extractor fan.

Outside



Having off road vehicular parking with electric car charging point and a side pathway which give access to the rear garden.

Rear Garden



Having a paved patio area which leads to the lawn area.

Tenure - Not Verified

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

Agents Note

We are informed that there is an estate charge of £183.00 per year.

Council Tax Band

Wyre Forest District Council Band

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.

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.

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