



51 Burlish Close, Stourport-On-Severn, Worcestershire, DY13 8XW

We are delighted to offer For Sale this semi detached property which is located in this sought after Close, situated within this quiet, yet convenient location the property offers easy access to the Town Centre and main road networks whilst benefiting from amenities on its doorstep of a convenience store, bus links and access to the memorial park just a small walk away. The accommodation comprises of a hallway, lounge, dining room / bedroom, kitchen, utility, bedroom three and cloakroom to the ground floor, two bedrooms, nursery room and bathroom to the first floor. The property benefits further from double glazing, gas central heating garage, off road parking, gardens to front and rear. Early viewings is a must to avoid missing out.

Council Tax Band C.

Epc Band D.

Offers Around £265,000

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Entrance Porch

7'10" max 5'10" min x 6'6" (2.4m max 1.8m min x 2.0m)

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

Reception Hall

Having staircase to the first floor landing, doors to the kitchen, cloakroom, Dining room/ bedroom and bedroom three.

Cloakroom

Having a wash hand basin, W/C, tiled splashback and double glazed window to the side.

Lounge

18'0" x 10'9" (5.5m x 3.3m)



Having a double glazed sliding patio door to the rear, vertical radiator, wood effect flooring, coving to the ceiling and door to the kitchen.

Lounge



Kitchen

9'10" x 9'6" (3.0m x 2.9m)



Fitted with a range of wall and base cabinets with complimentary work surface over, one and a half bowl sink unit with mixer tap, space for domestic appliance, part tiled walls, tiled flooring, double glazed window to the rear, doors to the lounge and utility room.

Utility Room

8'10" x 5'10" (2.7m x 1.8m)

Having a base cabinet with complimentary work surface over, single drainer sink unit with mixer tap, plumbing for washing machine, space for domestic appliance, part tiled walls, double glazed window to the side, double glazed door to the rear garden and door to the wet room.

Wet Room

6'10" x 5'10" (2.1m x 1.8m)

Having a wall mounted shower, wall mounted wash hand basin, W/C, heated towel rail and grab rails to the walls.

Dining Room / Bedroom

11'9" x 10'9" (3.6m x 3.3m)



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

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Bedroom Three

9'6" x 7'6" (2.9m x 2.3m)



Having double glazed windows to the front and side, wall mounted central heating boiler and radiator.

First Floor Landing

9'6" x 5'6" (2.9m x 1.7m)

Having a double glazed window to the side, access to the loft space, doors to bedrooms and bathroom.

Bedroom One

13'1" x 10'9" (4.0m x 3.3m)



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

Bedroom Two

9'6" x 7'10" (2.9m x 2.4m)



Having a double glazed window to the rear and radiator.

Nursery Room

9'6" x 5'2" (2.9m x 1.6m)

Having a double glazed window to the rear and radiator.

Bathroom

9'6" x 9'2" (2.9m x 2.8m)



Having a white suite comprising of a panel bath, separate shower cubicle with wall mounted shower, wash hand basin built in to a unit, W/C, tiled walls, tile effect flooring, double glazed window to the front and a heated towel rail.

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Outside



Rear Elevation



Garage

Rear Garden



Rear Garden



Tenure - Not Verified

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

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.

Council Tax

Wyre Forest District Council Band C.

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

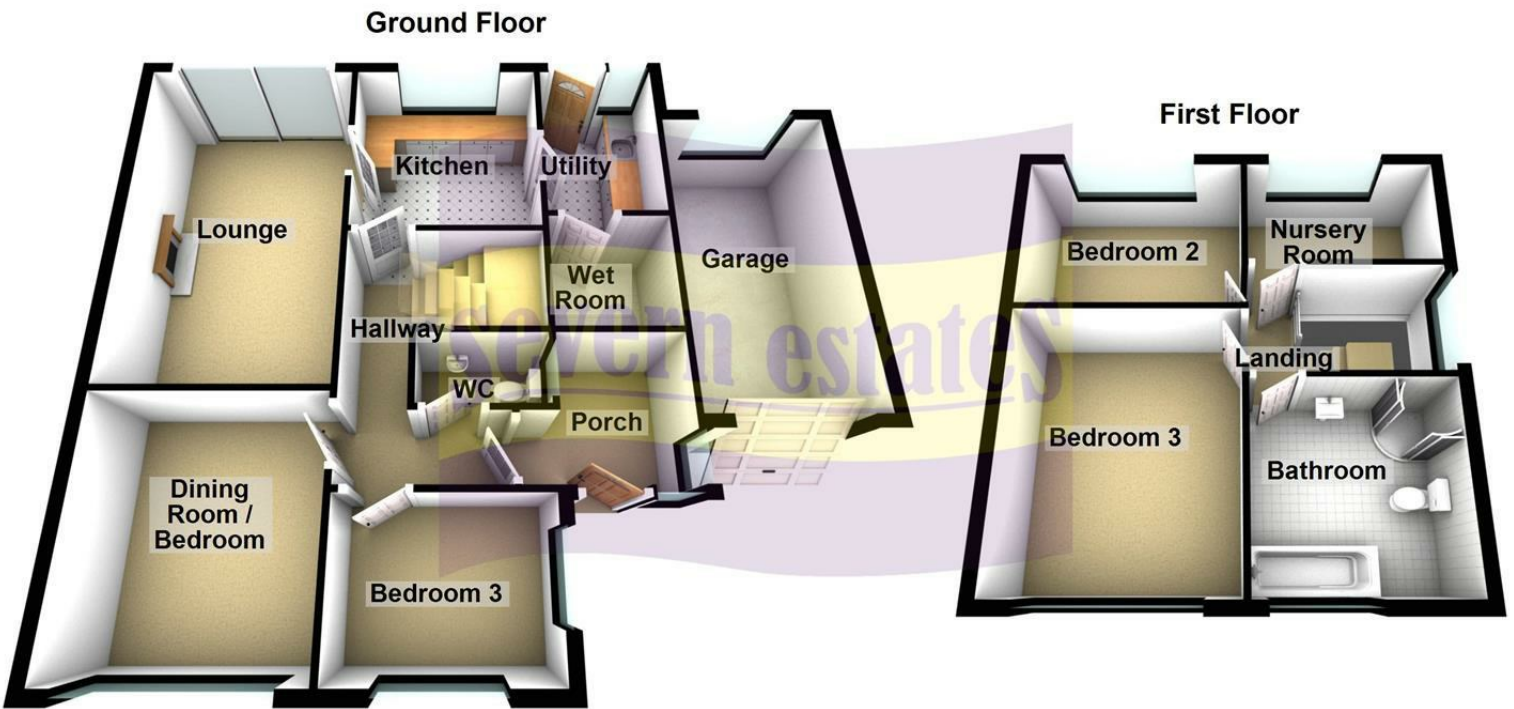
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

RP-08/08/2025-V1

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	