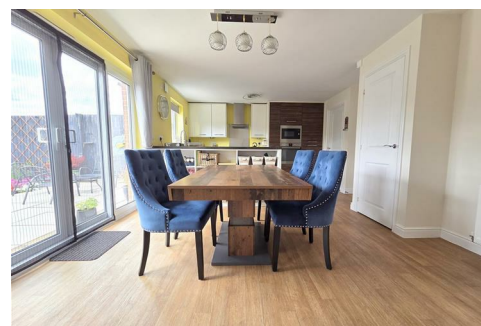




Severn Estates
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62 Conference Way, Stourport-On-Severn, Worcestershire, DY13 8DN

We are delighted to offer For Sale this beautiful detached house which is nestled neatly at the head of the cul-de-sac on the popular 'Hamlet Place' estate built by Messrs 'Redrow Homes' circa 2014. The sought after 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 accommodation is perfect for the modern family and briefly comprises a family kitchen diner, living room, utility and cloakroom to the ground floor. Four bedrooms, master with ensuite, and a family bathroom to the first floor. The property benefits from the great advantage of owned solar panels with battery storage, plus double glazing, gas central heating, rear garden, off road parking, and detached garage. Call and book your viewing today to avoid missing out on this sought after family home.

EPC band A.
Council Tax Band D.

Offers Around £400,000

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Entrance Door

Opening to the hall.

Hall

Having stairs to the first floor landing with storage space beneath, double glazed window to the front, radiator, door to the living room, dining room, cloakroom, and family kitchen diner.

Living Room

16'4" x 11'9" (5.00m x 3.60m)



Having a feature electric fire inset to faux chimney breast, radiator, and double glazed window to the front.



Family Kitchen Diner

25'3" x 12'5" max, 12'1" min (7.70m x 3.80m max, 3.70m min)



Spanning the rear of the property and having kitchen, dining and lounge areas.

Kitchen Area



Fitted with wall and base units with worksurface over, floor to ceiling units with built in oven, microwave, and integrated fridge-freezer, plus hob with stainless steel splash back and hood over, one and a half bowl sink unit with mixer tap, double glazed window to the rear, door to the utility.

Dining Area



Having double glazed sliding patio doors with side panels opening to the rear garden, understairs storage cupboard, and radiator.



Utility



Having a base unit with worksurface over, plumbing for washing machine, single drainer sink unit, space for domestic appliance, radiator, and door to the side.

Lounge Area



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

Cloakroom



Fitted with a w/c, wash basin, radiator, and double glazed window to the front.

First Floor Landing

Having a radiator, and doors to all bedrooms and bathroom, plus loft hatch.

Bedroom One

13'5" x 11'9" (4.10m x 3.60m)



Having a double glazed window to the front, radiator, fitted wardrobes, and door to the ensuite shower room.



Ensuite Shower Room



Fitted with a shower enclosure with tiled surround, wash basin, w/c, heated towel rail, and double glazed window to the side.

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Bedroom Two

12'5" x 9'2" (3.80m x 2.80)



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

Bedroom Four

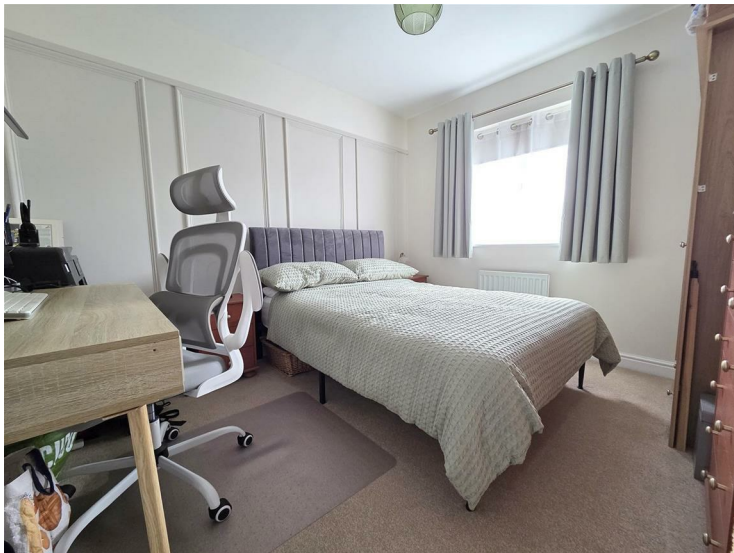
8'10" x 7'6" (2.70m x 2.30m)



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

Bedroom Three

11'1" max x 9'10" max (3.40m max x 3.00m max)



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

Bathroom



Fitted with a suite comprising a bath with shower and screen over with tiled surround, wash basin, w/c, heated towel rail, double glazed window to the side, and airing cupboard.

Outside



Having a carport providing covered parking and access to the garage.

Detached Garage



With an up and over door to the front, lighting and electrics.

Rear Garden



Council Tax

Wyre Forest DC - Band D.

Services

The agent understands that the property has mains water / electricity / gas / drainage / owned solar panels with battery storage 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.

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.

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.

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.

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-280825-V1.0

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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	