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6 Nina Close, Stourport-On-Severn, Worcestershire, DY13 9RZ

This attractive four bedroom detached house is available with the distinct advantage of 'No Upward Chain' and being situated within a cul-de-sac location of this quiet yet convenient residential estate. The area grants great transport links, easy access to local road networks leading to Worcester, Kidderminster, plus the Town Centre and highly regarded Wilden All Saints Primary School. Offering a fabulous opportunity for the new owners to place their own personality on the property the internal accommodation has been well cared for and briefly comprising a living room, dining room, kitchen, and cloakroom to the ground floor, four bedrooms, master with ensuite shower room and walk-in wardrobe, plus bathroom to the first floor. Benefiting further from double glazing, gas central heating system, rear garden, garage and driveway providing off road parking. Call today to book your viewing, available with No Upward Chain.

Council Tax Band D.
EPC band D.

Asking Price £330,000

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Entrance Door

Opening to the hall, and having a double glazed side panel.

Hall

Having stairs to the first floor landing with storage cupboard beneath, radiator, coving to the ceiling, and doors to the living room, dining room, kitchen, and cloakroom.

Living Room

14'9" x 12'1" (4.50m x 3.70m)



With a feature gas fire with surround, double glazed window to the rear, radiator, and coving to the ceiling.

Dining Room

11'1" x 8'6" (3.40m x 2.60m)



With a double glazed bay window to the front, radiator, and coving to the ceiling.

Kitchen

15'1" x 8'6" (4.60m x 2.60m)



Fitted with wall and base units with complementary worksurface over, one and a half bowl sink unit mixer tap, space for domestic appliance, plumbing for washing machine and dishwasher, space for under counter appliances, tiled splash back, radiator, inset spotlights, coving to the ceiling, and double glazed window and door to the rear garden.



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Cloakroom



Fitted with a pedestal wash basin, w/c, tiled flooring, extractor fan, and radiator.

First Floor Landing

With doors to all bedrooms and bathroom, storage cupboard, coving to the ceiling, inset spotlights, and loft hatch.

Bedroom One

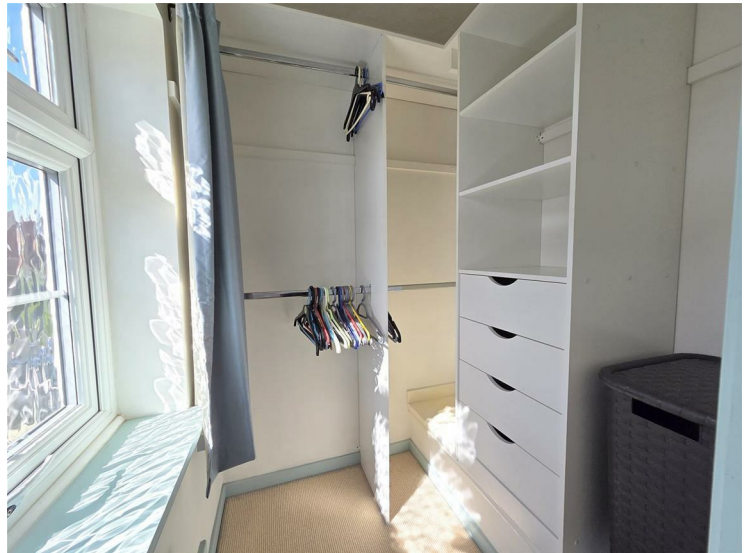
10'5" x 10'2" (3.20m x 3.10m)



Having two double glazed windows to the front, radiator, doors to the ensuite shower room and walk-in wardrobe.



Walk-in Wardrobe



Having a double glazed window to the front, radiator, and fitted storage, shelving and rails.

Ensuite Shower Room



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

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Bedroom Two

10'5" x 8'10" (3.20m x 2.70m)



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

Bedroom Four

8'6" x 7'6" (2.60m x 2.30m)



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

Bedroom Three

10'5" x 8'6" inc. w/robe (3.20m x 2.60m inc. w/robe)



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

Bathroom



Fitted with a suite comprising a bath with shower over, pedestal wash basin, and w/c, plus radiator, double glazed window to the rear, tiled flooring, and part tiled walls.

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Outside



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

Garage

With an up and over door to the front.

Rear Garden



Having a patio area leading to a pathway flanked by a lawn with established borders, plus a final decked area to the rear of the garden.

Rear Elevation



Council Tax

Wyre Forest DC - Band D.

Agents Note

Please be advised the sale of the property is subject to the grant of probate.

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.

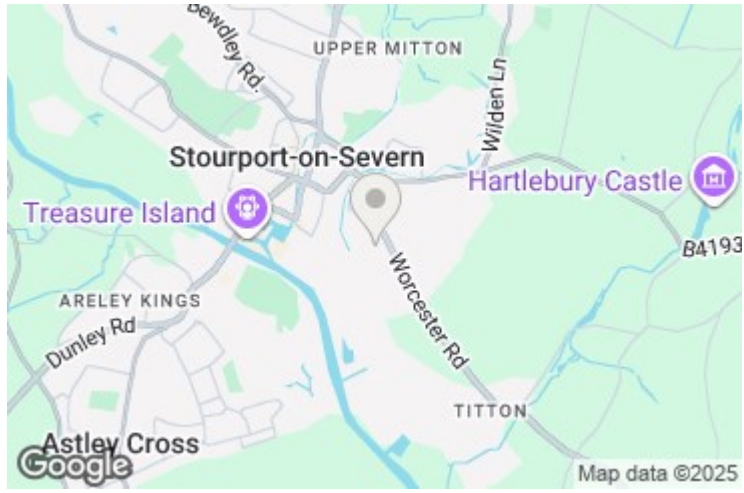
Disclaimer

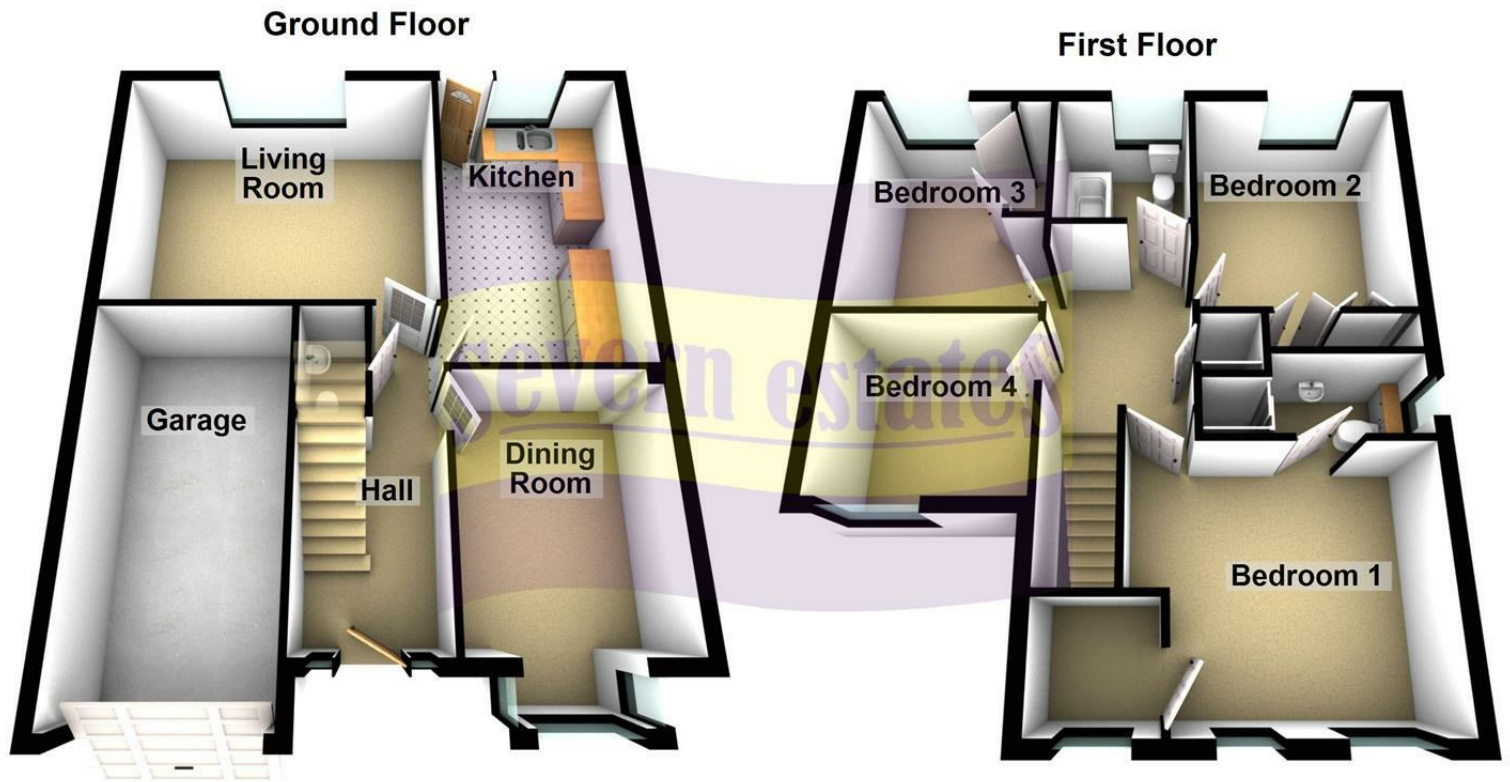
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-010925-V1.0

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	