



24 Bala Close, Stourport-On-Severn, DY13 8JJ

Severn Estates are proud to bring to market this stunning family home where internal inspection comes highly recommended. Being situated within a quiet cul-de-sac position on the popular Burlish Park estate the location offer great access to the local Burlish Park Primary School, and Stourport High School, along with excellent transport links, main road networks, and access to the Town Centre. Having been incredibly well cared for by the current owners the immaculate property offers versatile and spacious accommodation which briefly comprises a living room, open plan layout of kitchen, dining and lounge area, plus a utility, and cloakroom to the ground floor. Four bedrooms, and bathroom to the first floor. Benefiting further from double glazing, gas central heating system, off road parking, storage garage, and rear garden. Call today to book your viewing to avoid missing out on this fantastic family home.

EPC Band TBC.
 Council Tax Band C.

Offers Around £300,000

24 Bala Close, Stourport-On-Severn, , DY13 8JJ

Entrance Door

Opening to the hall.

Hall

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

Living Room

16'0" max x 10'9" (4.90m max x 3.30m)



Having a double glazed bay window to the front, multi fuel burner, door to the dining area, coving to the ceiling, and radiator.



The Heart Of The Home!



A wonderful family area, comprising kitchen, dining, and lounge areas.

Kitchen Area

13'9" x 7'2" (4.20m x 2.20m)



Fitted with wall and base units having complementary worksurface over, one and a half bowl sink unit with mixer tap, built in oven and hob with hood over, space for under counter appliance, plumbing for domestic appliance, tiled splash backs, heated towel rail, double glazed window to the rear, coving to the ceiling, open plan to the dining area, and doorway to the inner lobby.

24 Bala Close, Stourport-On-Severn, , DY13 8JJ



Lounge Area
9'2" x 8'10" (2.80m x 2.70m)



Dining Area
7'10" x 6'10" (2.40m x 2.10m)



Having a radiator, coving to the ceiling, and open plan to the lounge area.

Having a double glazed sliding patio door to the rear garden, coving to the ceiling, and door to the side open to the covered patio area of the rear garden.



Rear Lobby
With doors to the cloakroom, and utility.

Cloarkroom



Having a tiled flooring, w/c, and wash basin.

Utility

With a base unit having a worksurface over, single drainer sink unit, space for under counter appliance, plumbing for washing machine, tiled splash backs, and door to the storage garage.

First Floor Landing

With doors to all bedrooms, bathroom, plus airing cupboard, coving to the ceiling, and loft hatch with fold out ladder.

Bedroom One

13'1" max x 10'5" max, inc. w/robe (4.00m max x 3.20m max, inc. w/robe)



Having a double glazed window to the front, fitted wardrobes with sliding mirrored doors, radiator, and coving to the ceiling.



Bedroom Two

10'2" x 7'10" (3.10m x 2.40m)



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

24 Bala Close, Stourport-On-Severn, , DY13 8JJ

Bedroom Three

7'6" max x 7'2" max, plus 7'2" x 6'10" (2.30m max x 2.20m max, plus 2.20m x 2.10m)



Being dual aspect with double glazed windows to the front and rear, radiator, and coving to the ceiling.

Bedroom Four

7'2" x 7'2" inc. cpd. (2.20m x 2.20m inc. cpd.)



Having a double glazed window to the rear, radiator, coving to the ceiling, storage cupboard, and clothes rails.

Bathroom



Fitted with a suite comprising a bath with shower and screen over, pedestal wash basin, w/c, part panelled walls, heated towel rail, and double glazed window to the side.

Outside



Having a driveway providing ample of road parking, access to the storage garage.

Storage Garage

Having an up and over door to the front, and door to the utility.

Rear Garden



A beautifully cared for garden having a patio area with pergola over, decorative stoned area leads to the lawn with established borders.



Rear Elevation



Council Tax

Wyre Forest DC - Band C.

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

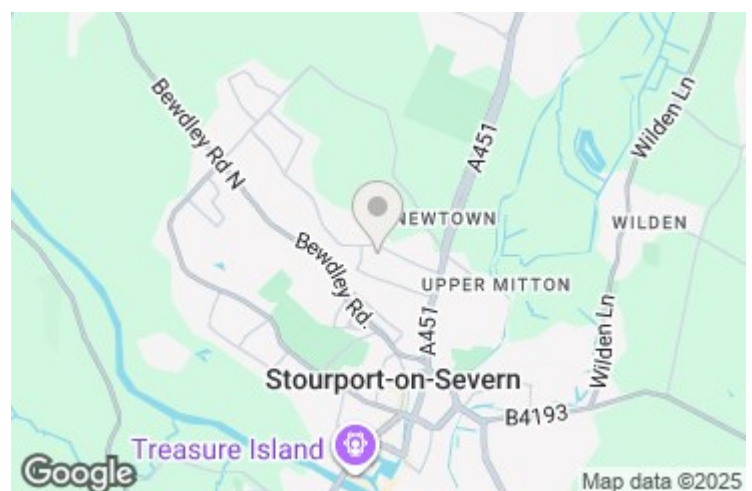
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Disclaimer

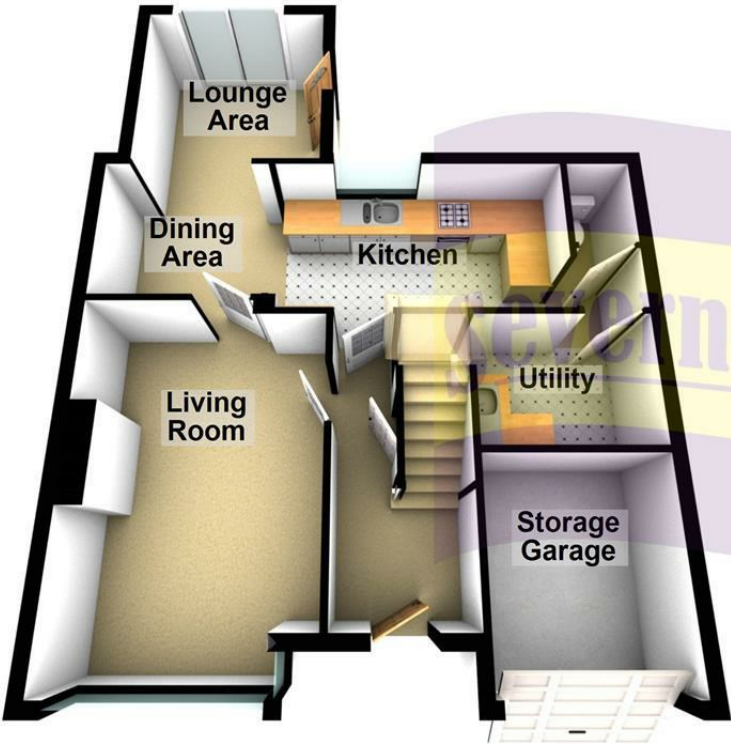
MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTIONS ACT

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-120925-V1.0



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 