



22 Bond Gardens, Folliot's Manor, Stourport on Severn, Worcestershire, DY13 9FT

Severn Estates are proud to bring to market this brand new 3 bedroom semi-detached home situated on the new Folliot's Manor development. Being centrally located within the beautiful 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. Built by Messers Barratt Homes to their 'Moresby' design the brand new, and impressive looking home would be ideal for a first-time-purchase, growing family or for those looking to downsize, the layout offers a living room, cloakroom, and kitchen diner to the ground floor, three bedrooms, ensuite shower room, and bathroom too the first floor. The property will benefit from the usual new build perks of a 10 year NHBC. Contact our office for full details and to book your viewing.

EPC band TBC.
 Council Tax band TBC.

Prices From £314,995

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Entrance Door

Opening to the hall.

Hall

With stairs to the first floor landing, radiator, and door to the living room, kitchen diner, cloakroom, and storage cupboard.

Living Room

15'8" x 10'5" (4.80m x 3.20m)



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



Kitchen Diner

15'5" x 8'10" (4.70m x 2.70m)



Kitchen Area



Fitted with wall and base units having a complementary worksurface over, single drainer sink unit with mixer tap, built in oven and hob with splash back and hood over, integrated fridge-freezer, and dishwasher, plumbing for washing machine, and double glazed window to the side.

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Dining Area



Having double doors opening to the rear garden, double glazed window to the front, and radiator.

Cloakroom



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

First Floor Landing

With doors to all bedrooms, and bathroom, radiator, loft hatch, and cupboard.

Bedroom One

10'9" max x10'5" max (3.30m max x3.20m max)



With a double glazed window to the side, radiator, and door to the ensuite shower room.

Ensuite Shower Room



Fitted with a shower enclosure with tiled surround, pedestal wash basin, w/c, radiator, double glazed window to the front, and extractor fan.

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Bedroom Outlook



Bedroom Three

8'10" x 6'2" (2.70m x 1.90m)



Bedroom Two

11'9" max x 8'10" max (3.60m max x 2.70m max)



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

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

Bathroom



Fitted with a white suite comprising a bath with tiled surround, w/c, pedestal wash basin, extractor fan, and double glazed window to the front.

Outside

Benefitting from allocated parking with EV charging point.

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Rear Garden

RF-041025-V1.0



Being laid mainly to lawn, with a patio area, and side access.

Council Tax Band

TBC

Services

The agent understands that the property has mains water / electricity / gas / solar panels / 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.

We have been informed that there will be a service charge payable for the estates, however the exact cost is currently TBC.

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.

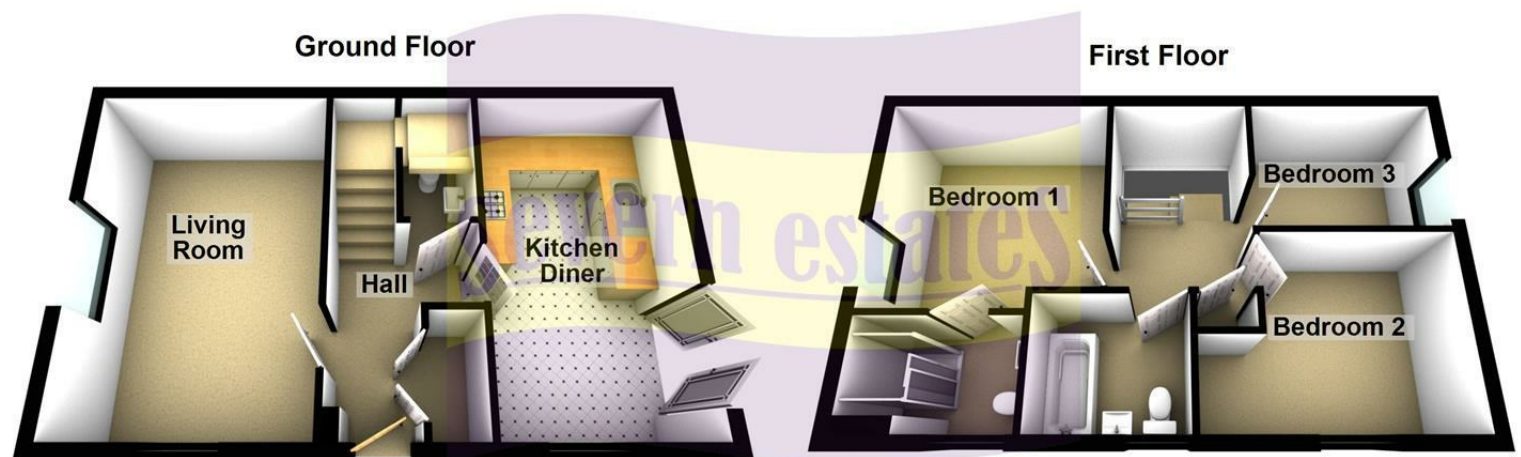
Floorplan

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(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 