



## 11 Lilac Grove, Stourport-On-Severn, DY13 8SR

Severn Estates are pleased to bring to market this attractive family home located within this quiet cul-de-sac position on the ever popular and highly sought after Lickhill estate. The location offers easy access to the local amenities including primary schools, main road networks leading to the Town Centre, Bewdley and Kidderminster and the beautiful Memorial park great for the family or those with dogs.

The versatile and spacious accommodation offers great flexibility with the layout briefly comprises a lounge, snug, kitchen diner, and cloakroom to the ground floor, three bedrooms, office, ensuite shower room, and bathroom to the first floor. Benefitting further from gas central heating, driveway with garage and rear garden. Call today to book your viewing to avoid missing out on this wonderful family home, available with No Upward Chain.

EPC band C.  
 Council Tax Band D.

**Offers Around £325,000**



## 11 Lilac Grove, Stourport-On-Severn, , DY13 8SR

### Entrance Door

Opening to the hall.

### Hall

With doors to the snug, living room, kitchen lobby, cloakroom, two storage cupboards, plus stairs to the first floor landing, and radiator.

### Snug

11'9" x 10'9" (3.60m x 3.30m)



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

### Lounge

17'8" max x 11'9" max (5.40m max x 3.60m max)



Having a feature fireplace, coving to the ceiling, radiator, door to the kitchen, double glazed windows to the side and rear, and door opening to the rear garden.



### Kitchen Lobby



Having a base unit with worktop over, under stairs storage cupboard, radiator, door to the utility and open plan to the kitchen.

### Utility

Fitted with base units having a worksurface over, single bowl sink unit, tiled splash back, and plumbing for washing machine.



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### Kitchen

9'10" x 7'10" (3.00m x 2.40m)



Fitted with wall and base units having a complementary worksurface over, built in twin ovens with warming tray, and hob with extractor hood over, integrated appliances include a dishwasher and fridge, one and a half bowl sink unit with mixer tap, inset spotlights, double glazed window to the rear, and open plan to the dining area.



### Dining Area

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



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

### Kitchen & Dining Area





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## Cloakroom



Accessed from the hall, and having a wash basin, w/c, radiator, and double glazed window to the front.

## First Floor Landing

With doors to all bedrooms, office, and bathroom, plus loft hatch.

## Bedroom One

12'1" x 9'10" (3.70m x 3.00m)



Having a double glazed window to the rear, radiator, built in wardrobe, coving to the ceiling, and door to the ensuite shower room.

## Ensuite Shower Room



Fitted with a shower enclosure, wash basin set to base unit, w/c with concealed cistern, radiator, skylight, and part tiled walls.

## Bedroom Two

11'9" max x 10'2" (3.60m max x 3.10m)



Having a double glazed window to the front, storage cupboard, radiator, and coving to the ceiling.



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### Bedroom Three

11'9" max x 8'2" (3.60m max x 2.50m)



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

### Office

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

### Bathroom



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

### Outside

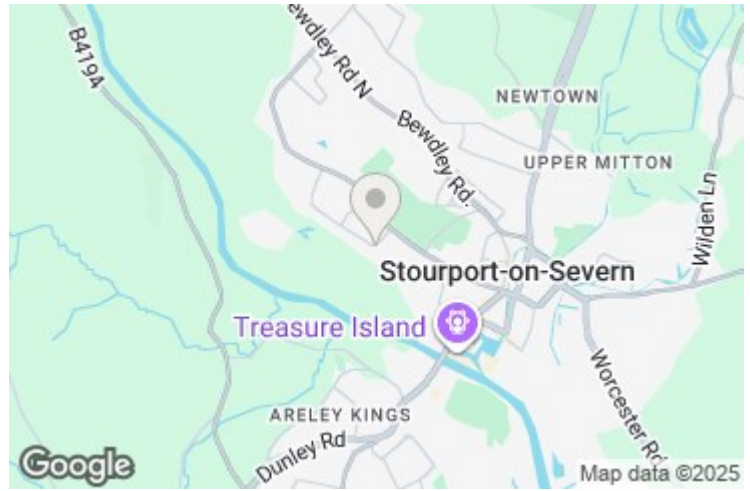


### Rear Garden





### Rear Elevation



### Council Tax

Wyre Forest DC - Band D.

### 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

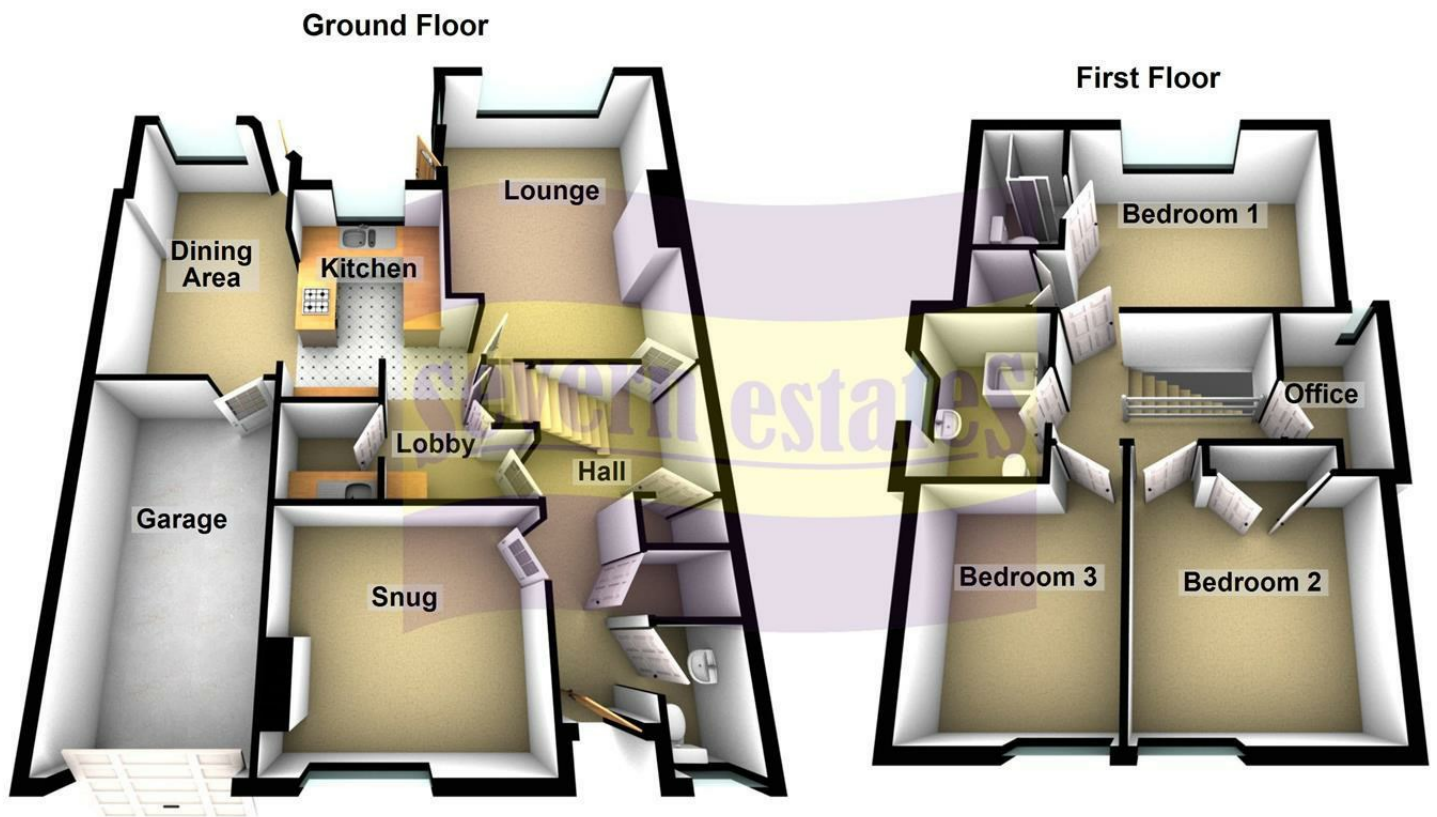
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### 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-031125-V1.0



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 