



## 6 Torridon Close, Stourport-On-Severn, DY13 8NB

This detached house is located upon the prestigious Torridon Close cul-de-sac situated towards the edge of Stourport on Severn yet enjoying the great convenience of the local amenities close by including Burlish Primary School, Stourport High School, convenience shop, main road networks leading to Bewdley, Kidderminster, and the Town Centre, plus the beautiful Burlish Top Nature Reserve on your door step.

The position commands glorious far reaching views to the rear, with a back drop of the Malvern Hills on a clear day. Being available with No Upward Chain the property offers fantastic family living space with the accommodation briefly comprising a dual aspect living room, dining room, breakfast kitchen, utility with laundry area, and cloakroom to the ground floor. Four bedrooms and shower room to the first floor. Benefiting further from an entrance porch, double garage, ample off road parking, and rear garden. Internal inspection is essential to appreciate the property, and the location on offer.

EPC Band TBC.  
Council Tax Band E.

Offers Around £425,000

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## Entrance Door

Opening to the porch.

## Porch

With double glazed windows to the front, tiled flooring, and door to the hall, and garage.

## Hall

With stairs to the first floor landing, storage cupboard, radiator, and doors to the living room, breakfast kitchen, dining room, and cloakroom.

## Living Room

22'7" x 10'9" (6.90m x 3.30m)



Being dual aspect with a double glazed window to the front, sliding patio doors provide access to the rear garden and views over Stourport and a distant backdrop of the Malvern Hills on a clear day, coving to the ceiling and two radiators.



## Dining Room

10'5" x 9'10" (3.20m x 3.00m)



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

## Breakfast Kitchen

17'0" x 9'10" (5.20m x 3.00m)



Fitted with wall and base units having a complementary worksurface over, built in oven and hob with extractor fan over, one and a half bowl sink unit with mixer tap, tiled splash backs, breakfast bar, double glazed window to the rear, radiator, coving to the ceiling, and door to the utility.

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## Kitchen Area



## Laundry Area

With wall and base units having a worksurface over, tiled flooring, and space for under counter appliance.

## Cloakroom



Accessed from the hall, having a w/c, wash basin, part tiled walls, heated towel rail, and window to the porch.

## First Floor Landing

Having doors to all bedrooms, and shower room.

## Bedroom One



## Utility



Having a worktop with a single drainer sink unit, plumbing for washing machine, tiled flooring, radiator, archway to the laundry area, and double glazed window and door to the rear.

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## Bedroom Area

11'1" x 10'9" (3.40m x 3.30m)



## Bedroom Two

12'1" x 11'1" max (3.70m x 3.40m max)



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

## Dressing Area

9'2" max x 9'2" max (2.80m max x 2.80m max)



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

## Bedroom Three

10'9" x 8'10" (3.30m x 2.70m)



Having a radiator, and double glazed window to the rear providing stunning views over Stourport and beyond, including Malvern Hills on a clear day!

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## Bedroom Four

9'10" x 8'2" (3.00m x 2.50m)



## Rear View



Having a double glazed window to the rear still with that beautiful outlook, and radiator.

## Shower Room



## Outside



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

Fitted with a suite comprising a walk-in shower with panelled surround, w/c, pedestal wash basin, airing cupboard, tiled walls, and double glazed window to the rear.

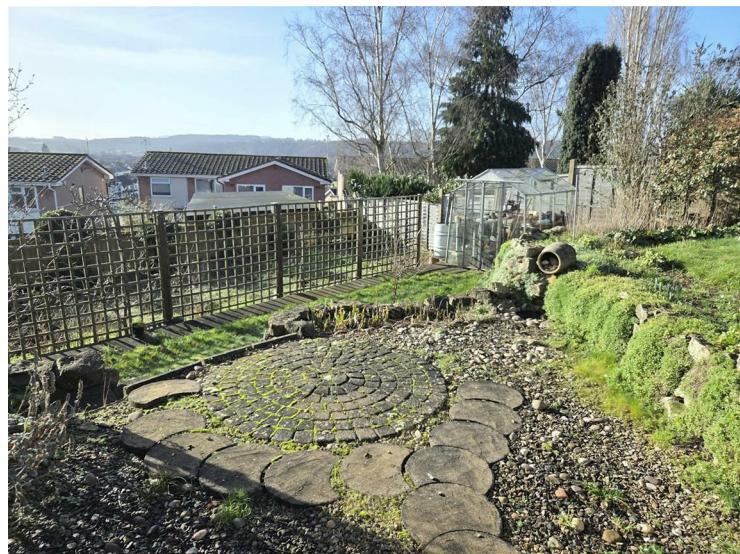
### Rear Garden



Having a patio area spanning the rear of the property leading to the laid mainly to lawn with steps to a further patio, and onto the final allotment area of the garden.



### Local Area



### Council Tax

Wyre Forest DC - Band E.

### 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

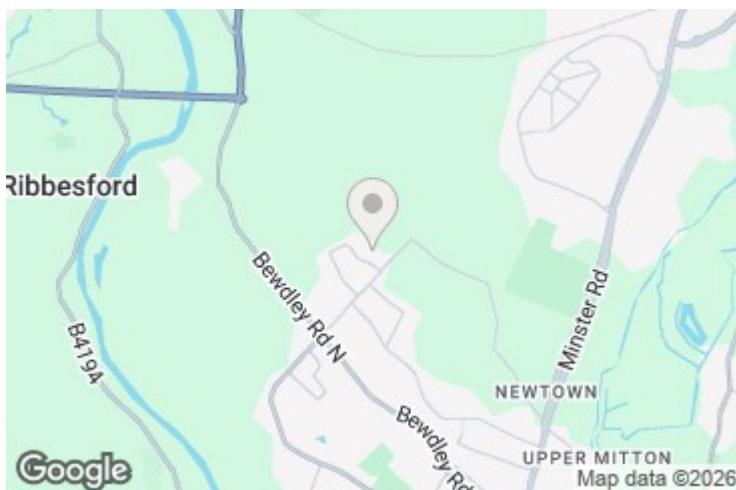
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

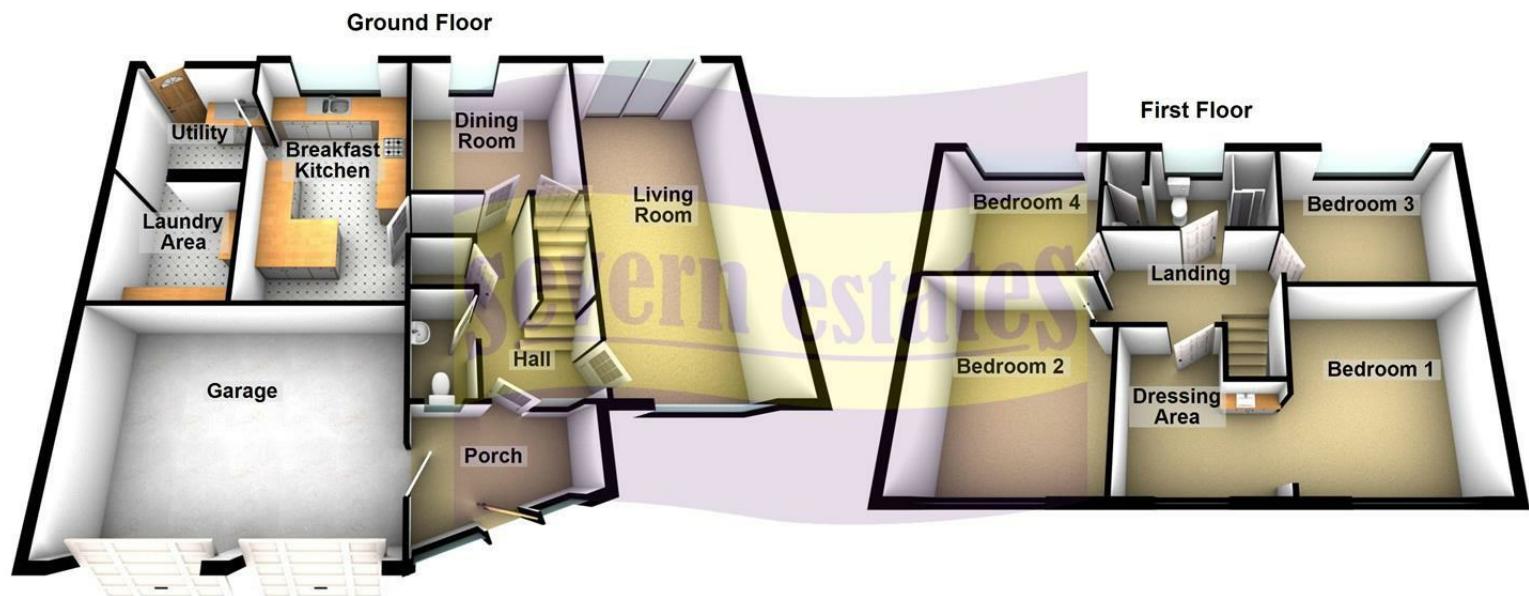
### Disclaimer

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-290126-V1.0





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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	