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4 Brunel Close, Stourport-On-Severn, Worcestershire, DY13 8AW

*** Price reduced to £355,000 for a limited time only ***

This detached house is a 'Must View' to be fully appreciated and being situated in a cul-de-sac position upon this highly sought after location being built by reputable builder 'David Payne Homes' and ideally located for local primary schools and the highly regarded Stourport High School & VI Form College, in addition to Stourport Town Centre and main road networks. Having been well cared for and improved upon by the current owners the property offers flexible family accommodation which briefly comprises a living room, sitting room, kitchen diner being open plan to sun room, utility and cloakroom to the ground floor, four bedrooms, family bathroom and additional shower room to the first floor. Benefitting further from gas central heating, off road parking, double glazing and rear garden with Summer House. Viewing is essential to appreciate the property to its fullest, book your viewing today.

EPC band TBC.
Council Tax Band C.

Offers Around £355,000

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Entrance Door

Being double glazed and opening to the hall.

Hall



Having double glazed windows to the front and side, stairs rising to the first floor landing, radiator and doors to the sitting room and living room.

Sitting Room

14'1" x 7'10" (4.30m x 2.40m)



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

Living Room

17'8" x 14'1" max, 8'2" min (5.40m x 4.30m max, 2.50m min)



Having a double glazed window to the front, feature electric fire with surround, coving to the ceiling, radiator and door to the kitchen diner.



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Kitchen Diner

14'1" x 10'2" (4.30m x 3.10m)



Sun Room & Kitchen

Fitted with a range of wall and base units having a complementary work surface over, single drainer sink unit with mixer tap, built in oven and hob with splashback hood over, integrated dishwasher and fridge-freezer, coving to the ceiling, double glazed window to the rear and open to the sun room.

Kitchen Area



Sun Room

14'9" x 6'2" (4.50m x 1.90m)



Having a brick base with double glazed windows to the side and rear, two skylights, double doors opening to the rear garden and open to the utility.

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Cloakroom



Having a wash basin, w/c, radiator, coving to the ceiling and double glazed window to the side.

Utility



With matching wall and base units to the kitchen with worksurface over, plumbing for washing machine, space for under counter appliance, coving to the ceiling, storage area and doors to the cloakroom and sitting room.

First Floor Landing

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

Bedroom One

14'1" max, 11'1" min x 10'2" (4.30m max, 3.40m min x 3.10m)



Having two double glazed windows to the front and radiator.

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Bedroom Three
11'1" x 7'10" (3.40m x 2.40m)



Having a double glazed window to the rear and radiator.

Bedroom Two
14'9" x 7'10" to w/robe (4.50m x 2.40m to w/robe)



Having two double glazed windows to the rear, two radiators and fitted wardrobes.

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



Having a double glazed window to the front and radiator.

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Family Bathroom

7'10" x 6'2" (2.40m x 1.90m)



Fitted with a white suite comprising a bath with shower attachment to the taps, wash basin set to base unit, w/c, part tiled walls, double glazed window to the side and heated towel rail.

Shower Room



Having a shower enclosure, heated towel rail and panelled walls.

Outside

Having a block paved frontage providing off road parking.

Rear Garden



Paved and decked patio areas with a central lawn and Summer House.

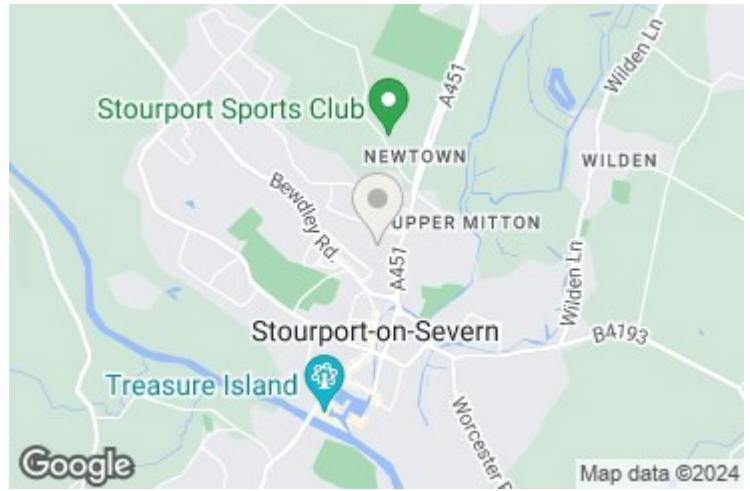
Summer House

15'5" x 5'6" (4.70m x 1.70m)



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Rear Elevation



Council Tax

Wyre Forest DC - Band .

Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / 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.

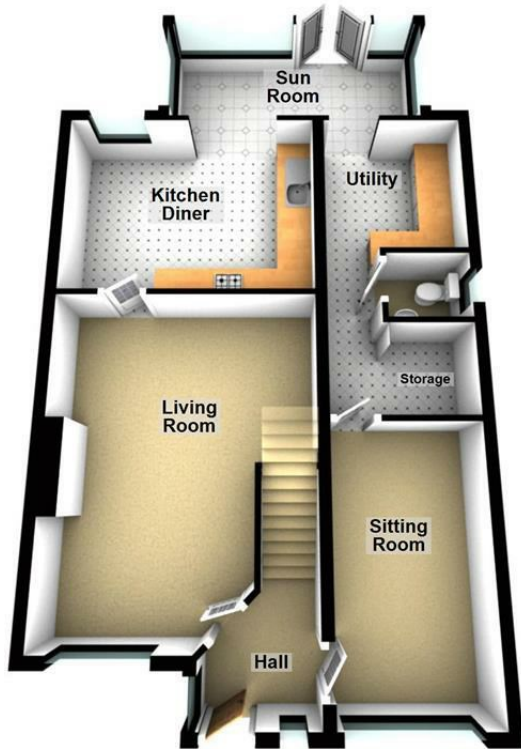
Disclaimer

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-111023-V1.0

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	