



## 26 Axminster Drive, Stourport-On-Severn, Worcestershire, DY13 9FS

We are delighted to offer For Sale this nearly semi detached house situated on the new Folliots Manor development built by Messer's Barratt Homes. Being centrally located within the beautiful Georgian Canal 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. The accommodation comprises a living room, cloakroom and kitchen to the ground floor, two bedrooms and bathroom to the first floor. Benefiting further from double glazing, gas central heating, allocated parking with EV charging point, front and rear gardens. Internal inspection comes highly recommended to avoid missing out on this property. Available with no Upward Chain.

EPC band B.

Council Tax Band C.

Offers Around £245,000

**Entrance Door**

Double glazed composite door opens into the reception hall.

**Entrance Hall**

Having a staircase to the first floor landing and door to the lounge.

**Lounge**

13'1" x 11'9" (4.0m x 3.6m)



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

**Lobby**

Having doors to the cloakroom and the kitchen.

**Cloakroom**

5'10" x 2'11" (1.8m x 0.9m)

Fitted with a white suite comprising of a wash hand basin, w/c and radiator.

**Kitchen / Diner**

14'9" x 9'2" (4.50 x 2.8m)



Fitted with a range of wall and base cabinets with wood effect work surface over, single drainer sink unit with mixer tap, built in oven and has hob with cooker hood over, integrated fridge / freezer, dishwasher, wall mounted gas central heating boiler, radiator, door to storage cupboard and double glazed double doors to the rear.

**Kitchen / Diner**



**First Floor Landing**

Access to the loft space, doors to the bedrooms and bathroom.

**Bedroom One**

11'9" x 11'1" (3.6m x 3.4m)



Having a double glazed window to the front, built in storage cupboard, built in wardrobe and a radiator.

**Bedroom Two**

11'1" x 8'2" (3.4m x 2.5m)



Having a double glazed window to the rear and radiator.

**Bathroom**

6'6" x 6'2" (2.0m x 1.9m)



Having a white suite comprising of a panel bath with shower and screen over, pedestal wash hand basin, W/C, part tiled walls, radiator and double glazed window to the rear.

**Outside**

Having a lawn fore garden with pathway to the front entrance door and pathway to the side.

**Allocated Parking**

Two allocated parking spaces opposite the property with an EV charging point.

**Rear Garden**



Having a paved patio area leading to the lawn with access gate and wooden shed.

**Tenure - Not Verified**

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

**Council Tax**

Wyre Forest District Council - 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.

**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.

**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.

**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.

RP-12/02/2026-V1

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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	