



## 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 Follits 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 £235,000**

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### 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.

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## Kitchen Area



## Bedroom One

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



## Dining Area



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



## First Floor Landing

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

## Bedroom Outlook



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### 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.

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### 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

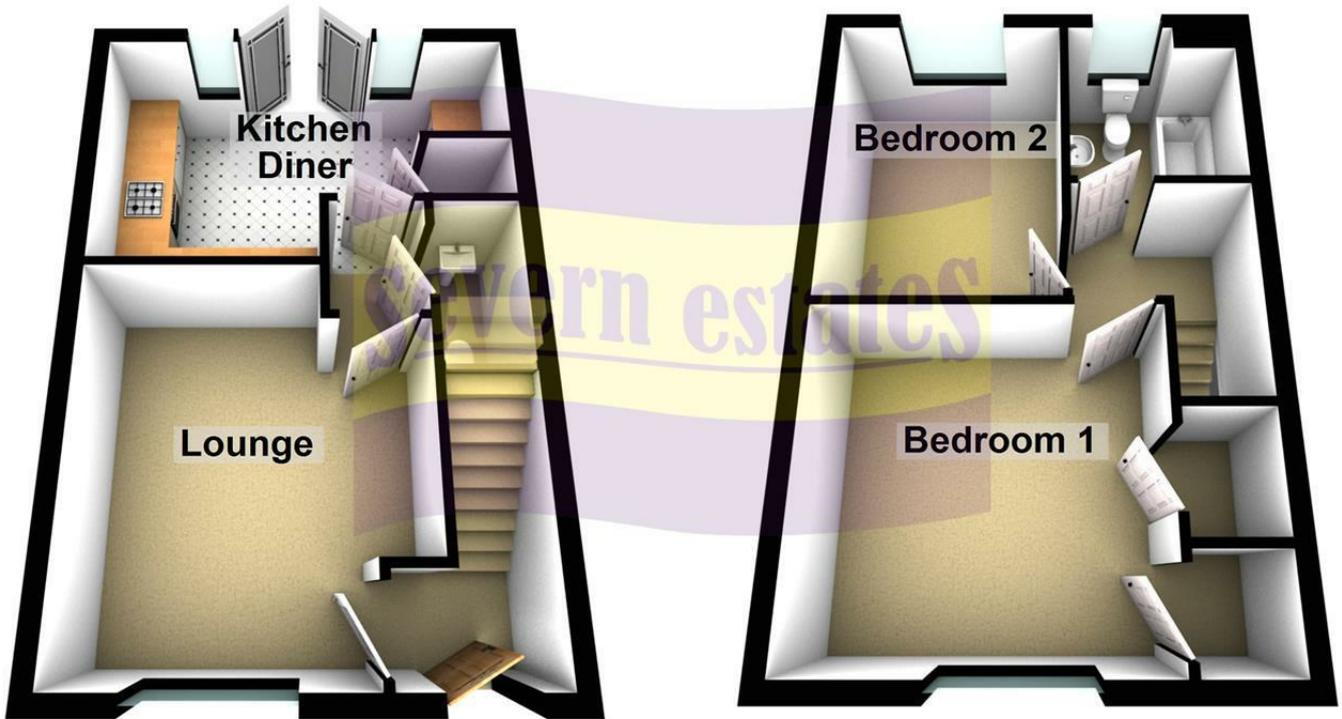
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RP-12/02/2026-V1



## Ground Floor

## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(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	