



35 The Grove, Stourport-On-Severn, Worcestershire, DY13 9ND

This extended detached family home offers spacious family living and must be viewed to fully appreciate the size and versatile nature of the accommodation on offer. Being situated along this highly sought after location on the Hartlebury side of Stourport on Severn it offers fantastic access to Hartlebury Common, great for those who enjoy walks, the highly regarded Wilden All Saints Primary School, along with excellent transport links of a bus stop and main road networks leading to the Town Centre, Kidderminster, and Worcester for Motorway access.

The property has been well cared for with the potential for alteration to create a fabulous family home. At present it boasts a spacious and practical layout that comprises a living room, dining room, kitchen with dining area, conservatory, and w/c to the ground floor. Four bedrooms, and bathroom to the first floor landing. Benefitting further from gas central heating system, garage and off road parking.

EPC band TBC.
Council Tax Band D.

Offers Around £325,000

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Entrance Door

Opening to the reception hall.

Reception Hall

With stairs rising to the first floor landing, radiator, double glazed window to the front, 'Port Hole' window to the side, and doors to the living room, and kitchen.

Living Room

19'0" x 11'5" (5.80m x 3.50m)



With a double glazed window to the front, radiator, feature fireplace, coving to the ceiling, and sliding doors opening to the dining room.



Dining Room

11'5" x 10'2" (3.50m x 3.10m)



With double glazed sliding patio doors to the conservatory, coving to the ceiling, radiator, and sliding door to the kitchen.



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Conservatory

8'10" max x 8'6" max (2.70m max x 2.60m max)



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

Kitchen

17'8" x 8'2" (5.40m x 2.50m)



Fitted with wall and base units with complementary work surface over, one and a half bowl sink unit with mixer tap, space for domestic appliance, plumbing for washing machine, tiled splash backs, double glazed window to the rear, open to the dining area.

Kitchen With Dining Area



Dining Area

8'10" x 5'6" (2.70m x 1.70m)



With a double glazed window to the side, and door to the rear lobby.

Rear Lobby

Having a door leading outside, and door to the cloakroom.

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Cloakroom



With a w/c, corner wash basin, radiator, and double glazed window to the rear.

First Floor Landing

Having a doors to all bedrooms, bathroom, airing cupboard, plus loft hatch, coving to the ceiling, and double glazed window to the side.

Bedroom One

17'4" x 11'9" (5.30m x 3.60m)



Having a double glazed window to the rear, radiator, coving to the ceiling, and off set area having a shower enclosure, and plumbing for a wash basin.

The generously sized bedroom is well-suited for the addition of an en-suite shower room, with necessary provisions already in place.



Bedroom Two

12'1" x 10'5" inc. w/robes (3.70m x 3.20m inc. w/robes)



With a double glazed window to the front, fitted wardrobes, coving to the ceiling, and radiator.

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Bedroom Three

14'1" max x 10'5" max (4.30m max x 3.20m max)



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

Occasional Bedroom Four / Office

13'5" x 4'7" (4.10m x 1.40m)



Having a radiator, and double glazed windows to the side, and rear

Bathroom

13'5" max x 8'6" max (4.10m max x 2.60m max)



Fitted with a suite comprising a bath with shower attachment to the taps, pedestal wash basin, w/c, double glazed window to the rear, part tiled walls, and radiator.

Outside

With a driveway to the front providing off road parking, established fore garden, and gated side access.

Garage

Having an up and over door to the front, and pedestrian door to the side opening to the rear garden.

Rear Garden



The low maintenance gardens offers established borders and large slabbed patio area.

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.

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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

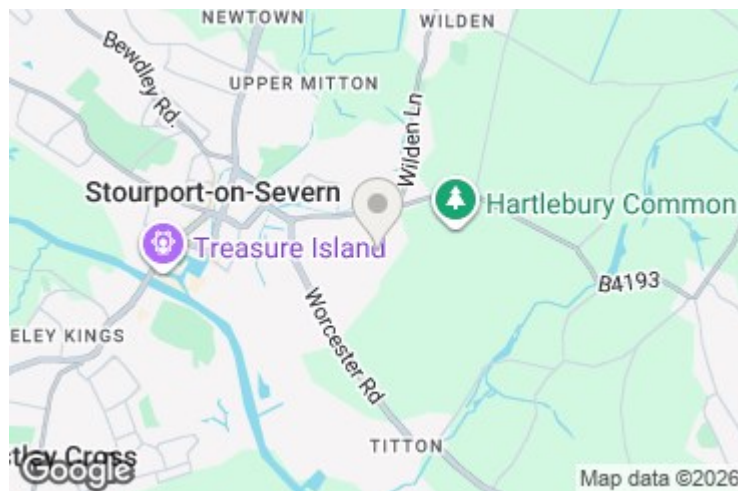
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

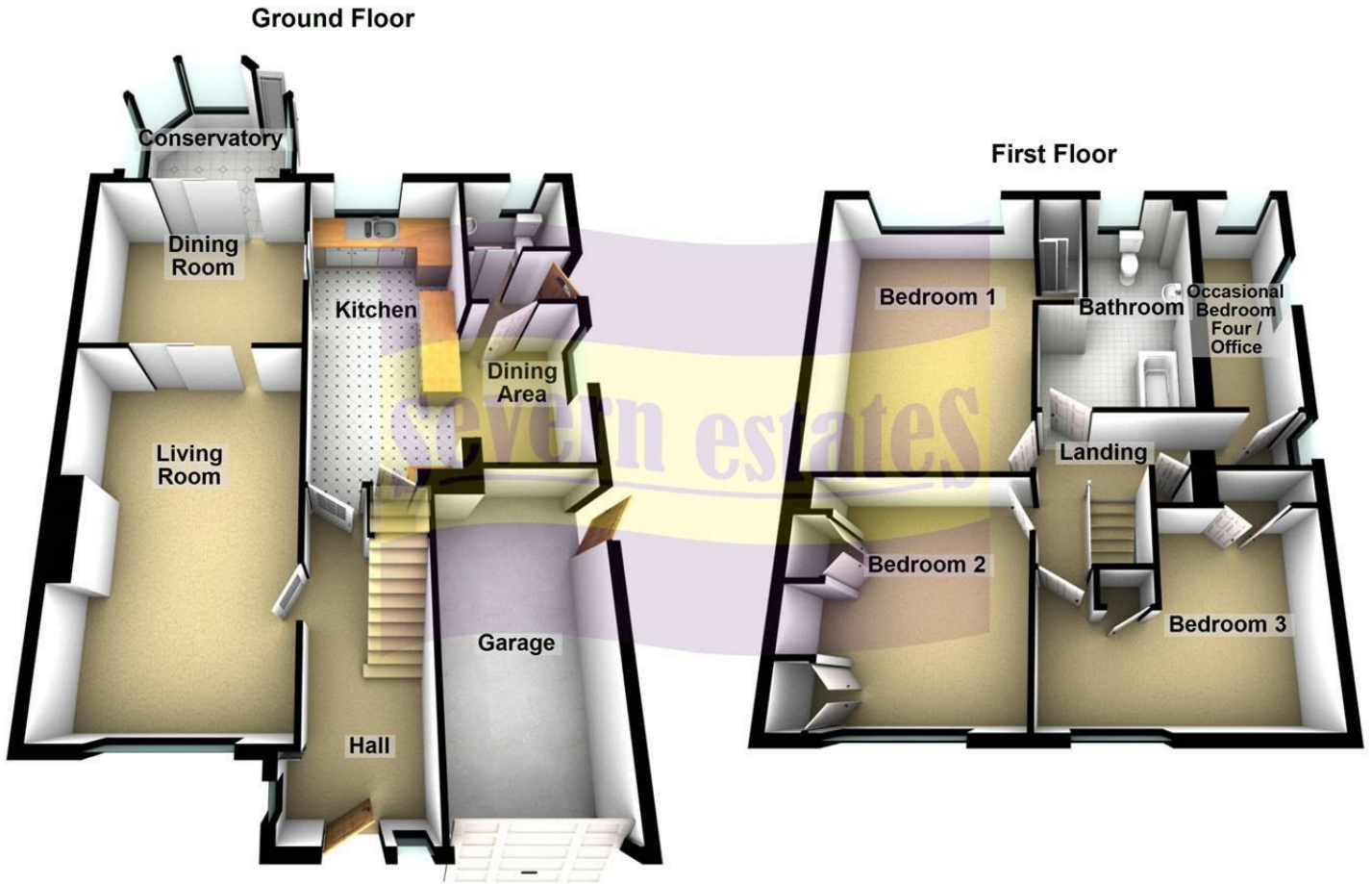
Disclaimer

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-020426-V1.0





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