



## 8 Valley Mills Close, Stourport-On-Severn, DY13 9FR

We are delighted to offer For Sale this nearly new semi detached property which is situated on the new Folliot's Manor development built by Messers Barratt Homes to their 'Maidstone' design. Being centrally located within the beautiful Town of Stourport on Severn, the location offers great access to the main road networks, Town Centre amenities, supermarket shopping and stunning Canal and Riverside area with picturesque walks and parks. The accommodation which has been well cared for briefly comprises of a living room, cloakroom, and kitchen diner to the ground floor, three bedrooms, ensuite shower room, and bathroom to the first floor. The property benefits further from double glazing, gas central heating, off road parking for two cars with EV charging point, garden to the rear and the remaining NHBC. Book your viewing today to avoid missing out on this delightful property.

EPC band B.  
Council Tax band C.

**Offers Around £264,000**

## 8 Valley Mills Close, Stourport-On-Severn, , DY13 9FR

### Entrance Door

Composite double glazed door opens into the reception hall.

### Reception Hall

4'7" x 3'7" (1.4m x 1.1m)

Having a door to the lounge and cloakroom.

### Cloakroom

5'2" x 3'3" (1.6m x 1.0m)

White suite comprising a pedestal wash hand basin, W/C and radiator.

### Lounge

16'4" x 15'1" max reducing to 7'10" (5.0m x 4.6m max reducing to 2.4m)



Having a double glazed window to the front, staircase to the first floor landing, radiator and door to the kitchen / diner.

### Kitchen / Diner

15'1" x 10'5" (4.6m x 3.2m)



Fitted with a range of wall and base cabinets with white gloss fronted doors and wood effect work surface over, single drainer sink unit with mixer tap, built in oven and gas hob, wall mounted gas central heating boiler, inset spot lights, double glazed window to the rear, further double glazed double doors to the rear garden, radiator and door to understairs storage.

### Kitchen / Diner



### First Floor Landing

Having access to the loft space, doors to storage cupboard, three bedrooms and bathroom.

### Bedroom One

13'9" max 11'9" min x 8'6" (4.2m max 3.6m min x 2.6m)



Having a double glazed window to the front, radiator and door to the ensuite shower room.

### Ensuite Shower Room

White suite comprising a shower cubicle, pedestal wash hand basin, W/C, heated towel rail and extractor fan.

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### Bedroom Two

10'2" x 8'6" (3.1m x 2.6m)



Having a double glazed window to the rear and radiator.

### Bedroom Three

8'10" x 6'2" (2.7m x 1.9m)



Having a double glazed window to the front and radiator.

### Bathroom

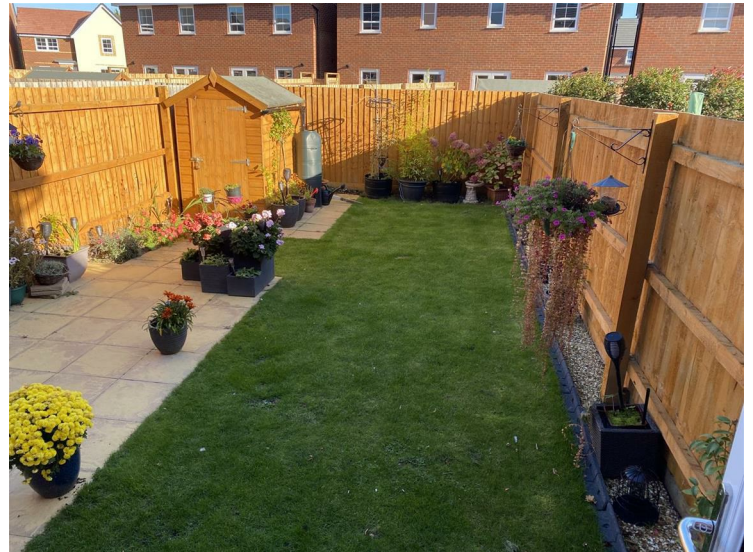


Having a white suite comprising of a panel bath with shower, pedestal wash hand basin, W/C, part tiled walls, radiator, double glazed window to the rear and extractor fan.

### Outside

Having driveway parking for two cars, EV car charging unit and access to the rear garden.

### Rear Garden



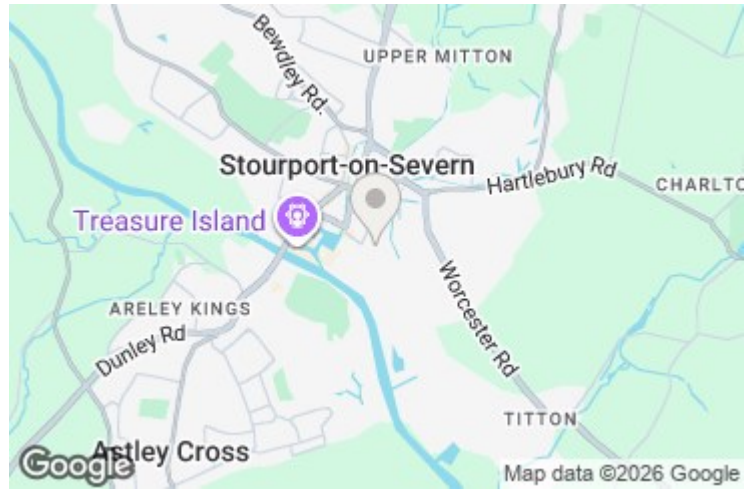
Having a paved patio area with lawn, space for a shed and side gated access.

### Council Tax Band

Wyre Forest District Council Band C

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### Development



### Tenure - Not Verified

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

### 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

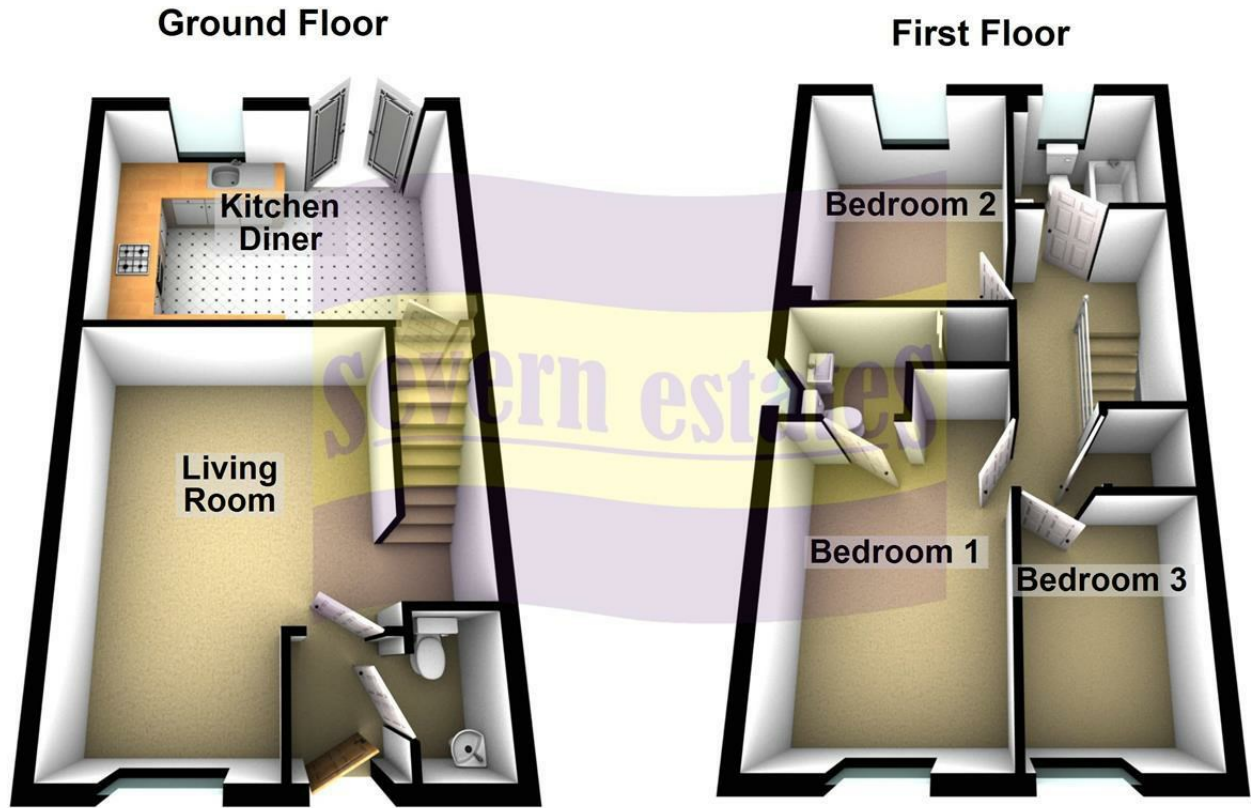
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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-07.10.25-V1



| 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>84</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<br>2002/91/EC |           |