



46 Buttermere Road, Stourport-On-Severn, Worcestershire, DY13 8NX

Severn Estates are proud to bring to market this immaculately presented extended three bedroom semi-detached house located within this cul-de-sac position upon the ever popular Burlish Park estate which grants easy access to the local primary and High School in addition to Burlish Top Nature reserve, opened Burlish Park Bike Trail, convenience store and the main road networks leading to the Town Centre, Bewdley & Kidderminster.

Having been incredibly well cared for and improved upon by the current owners the property briefly comprises a living room, dining room leading to a fabulous rear reception area, kitchen, and cloakroom to the ground floor, three bedrooms and shower room to the first floor. Benefitting further from double glazing, gas central heating, rear garden, storage garage, and off road parking. Viewing is essentially to fully appreciate the property and location on offer.

EPC band D.
 Council Tax Band C*.

Offers Around £320,000

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Entrance Door

With double glazed side panels and opening to the hall.

Hall



With stairs rising to the first floor landing, radiator, coving to the ceiling, and doors to the kitchen lobby area, and living room.

Living Room

15'5" max into bay x 11'5" (4.70m max into bay x 3.50m)



Fitted with a double glazed bay window to the front, chimney breast with inset 'Log Burner Effect' gas fire with Oak mantel, radiator, coving to the ceiling, and walk-through to the dining room.



Dining room

11'5" x 8'10" (3.50m x 2.70m)



Having a radiator, tiled flooring, coving to the ceiling, open to the reception area, and walk-through to the kitchen.



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Reception Area

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



With a striking full height double glazed window to the rear, vaulted ceiling with exposed timbers and skylight, radiator, tiled flooring, and double glazed double doors to the side.

Kitchen

13'1" inc, units x 7'2" (4.00m inc, units x 2.20m)



A beautifully fitted kitchen having wall and base units with complementary worksurface over, matching floor to ceiling units with integrated fridge, built in double Neff oven and hob with hood over, single drainer sink unit with mixer tap, integrated dishwasher, tiled flooring, vertical radiator, double glazed window and door to the rear, and open to the lobby area.



Lobby Area

Having an understairs storage cupboard, tiled flooring, and doors to the cloakroom, and storage garage.

Cloakroom



Having a w/c, wash basin, radiator, tiled flooring, part tiled walls, and double glazed window to the side.

First Floor Landing

With a glazed and Oak balustrade, loft hatch, doors to all bedrooms, and shower room.

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Bedroom One

13'9" max x 11'5" inc w/robe (4.20m max x 3.50m* inc w/robe)



Having a double glazed bay window to the front, radiator, and fitted wardrobes.

Bedroom Three

8'10" x 7'6" (2.70m x 2.30m)



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

Bedroom Two

11'5" x 10'9" (3.50m x 3.30)



Having a double glazed window to the rear, and radiator.

Shower Room



Having a walk-in shower, w/c with concealed cistern, wash basin set to base unit, tiled walls and flooring, heated towel rail, and double glazed window to the rear.

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Outside



Having a decorative fore garden, driveway providing off road parking, access to the storage garage, and gated side access.

Storage Garage

Having a motorised roller door to the front, and rear access door to the lobby,

Rear Garden



Being generally South facing and having a patio area leading to the lawn.

Rear Elevation



Council Tax

Wyre Forest DC - Band C*.
* Improvement indicator Yes.

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.

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.

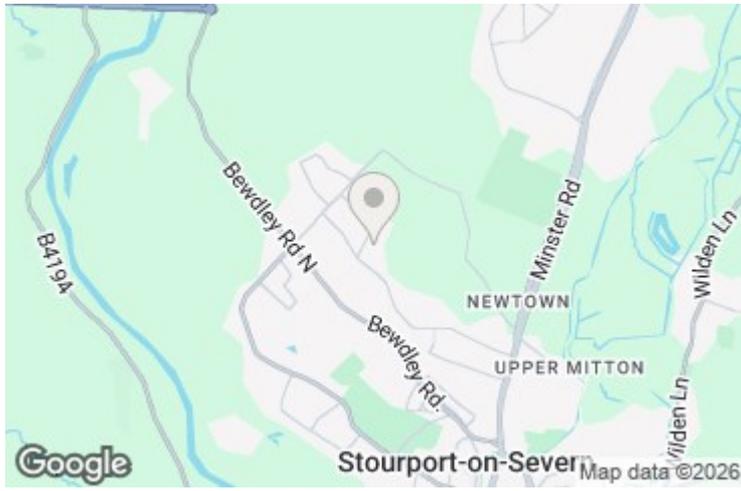
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MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

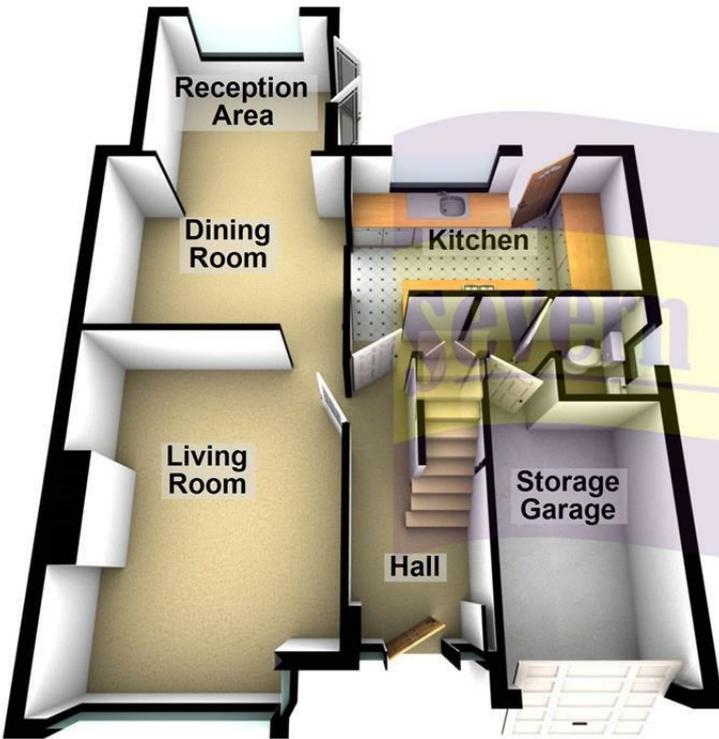
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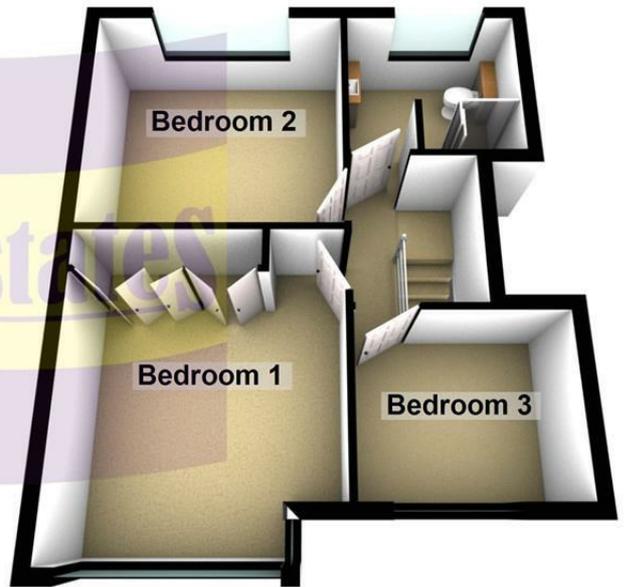
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	