



### **3 Fowler Place, Stourport-On-Severn, Worcestershire, DY13 8AY**

This detached house is situated in a cul-de-sac position upon this highly sought after location being built by reputable builder 'David Payne Homes' and ideally located for local primary schools, Stourport High School & VI Form College, in addition to Stourport Town Centre and main road networks. Having been well cared for and improved upon by the current owner the property offers accommodation for the modern family briefly comprising a living room, dining room, conservatory, breakfast kitchen, and cloakroom to the ground floor, four bedrooms, master with ensuite shower room, and bathroom. Benefitting further from gas central heating, garage, off road parking, double glazing and rear garden. Viewing is essential to appreciate the property on offer, book your viewing today.

EPC band C.  
 Council Tax Band D.

**Offers Around £355,000**



### 3 Fowler Place, Stourport-On-Severn, Worcestershire, DY13 8AY

#### Entrance Door

Opening to the hall.

#### Hall

With stairs to the first floor landing, radiator, and doors to the cloakroom and living room.

#### Cloakroom



Fitted with a w/c, wash basin, tiled flooring, radiator, coving to the ceiling, and double glazed window to the front.

#### Living Room

17'8" x 11'5" (5.40m x 3.50m)



Having a feature gas fire with surround, double glazed window to the front, radiator, coving to the ceiling, double doors to the dining room, and door to the breakfast kitchen.

#### Dining Room

9'10" x 8'10" (3.00m x 2.70m)



With coving to the ceiling, radiator, and sliding patio door to the conservatory.

#### Conservatory

9'2" x 7'6" (2.80m x 2.30m)



With double glazed windows to the side and rear, tiled flooring, and double doors opening to the patio area of the rear garden.

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#### Breakfast Kitchen

15'1" max x 10'9" max (4.60m max x 3.30m max)



Having been refitted to comprise wall and base units with complementary worksurface over, one and a half bowl sink unit with mixer tap, built in oven and hob with extractor fan over, space for domestic appliance, space and plumbing for slimline dishwasher, plumbing for washing machine, tiled splash backs, tiled flooring, radiator, double glazed window to the rear, door to the side, and understairs storage cupboard.



#### Bedroom One

12'5" x 11'5" inc w/robes (3.80m x 3.50m inc w/robes)



Having a double glazed window to the rear, fitted wardrobes, radiator, and door to the ensuite shower room.

#### Ensuite Shower Room



Fitted with a walk-in shower enclosure, pedestal wash basin, w/c, tiled flooring, radiator, double glazed window to the side, and inset spotlighting.

#### First Floor Landing

Having doors to all bedrooms, bathroom, airing cupboard, plus loft hatch.



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#### Bedroom Two

9'6" x 8'6" (2.90m x 2.60m)



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

#### Bedroom Three

10'2" x 7'10" (3.10m x 2.40m)



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

#### Bedroom Four

11'1" max x 8'2" max \* (3.40m max x 2.50m max \*)



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

\* Measurement includes the bulk head.

#### Bathroom



Fitted with a bath having shower and screen over, wash basin set to base unit, w/c, heated towel rail, tiled walls and flooring, and double glazed window to the side.

#### Outside

Providing off road parking, and access to the garage.

#### Garage

Having a one and two thirds door to the front, and door to the rear garden.

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### Rear Garden



Having a patio area lead to the lawn with established borders.

### Rear Elevation



### 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.

### 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

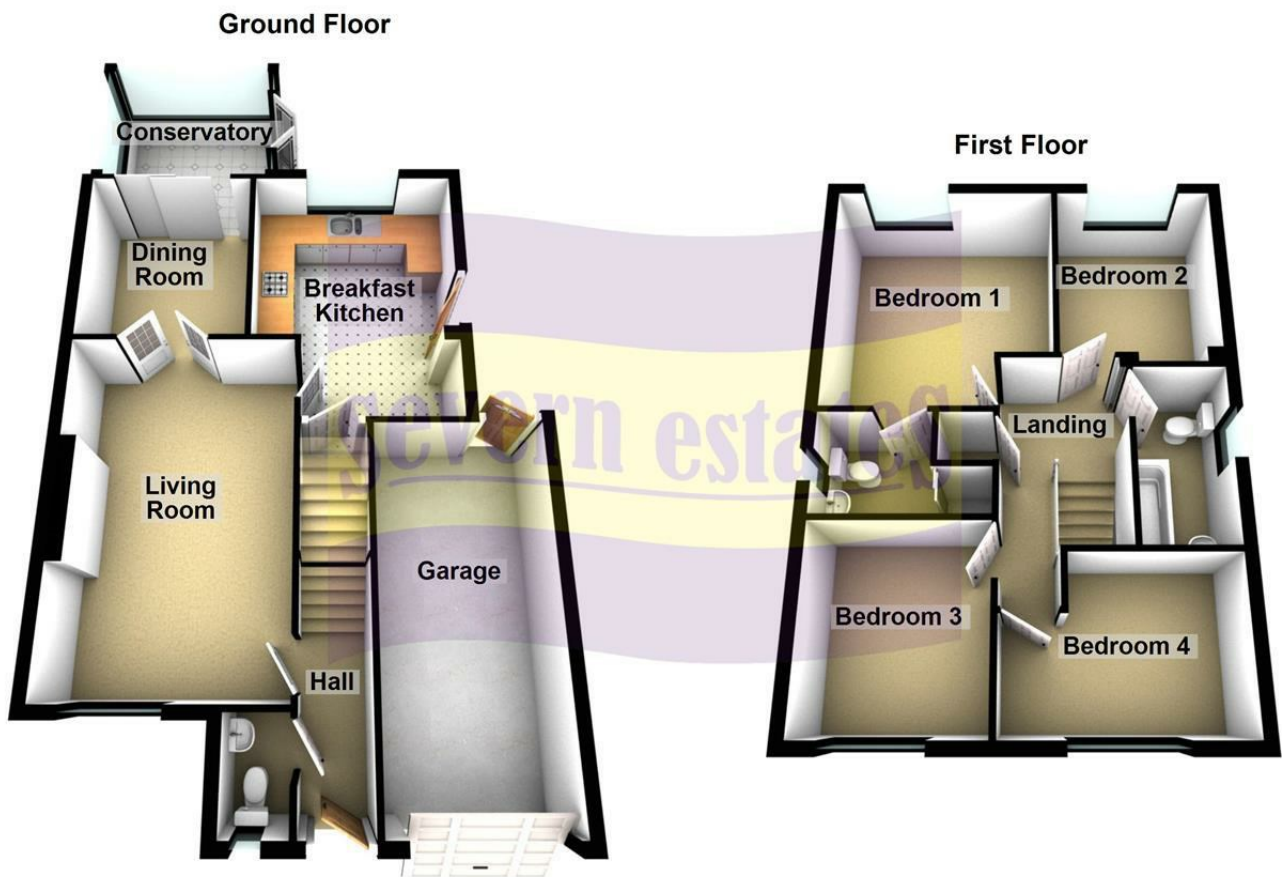
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-120725-V1.0







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