



11B Mitton Close, Stourport-On-Severn, DY13 9AD

****A Tucked-Away Town Centre Retreat | Detached Bungalow | No Upward Chain****

Tucked away in a quiet cul-de-sac position, yet conveniently situated within the heart of Stourport-on-Severn town centre, this well-maintained detached bungalow offers an appealing balance of privacy, convenience and easy living.

Occupying a tucked-away position in the heart of Stourport-on-Severn, the property enjoys the best of both worlds, combining a discreet residential setting with effortless access to the town centre's amenities, independent shops, supermarket, public transport links and major road networks. The nearby riverside walks, attractive parks and picturesque surroundings of the River Severn offer a welcome escape, further enhancing the appeal of this conveniently located home.

The accommodation is thoughtfully arranged across a single level and briefly comprises a hallway, living room, kitchen, conservatory, two bedrooms and a shower room. Externally, the property benefits from off-road parking and a garage, while additional features include double glazing, gas central heating, solar panels and an alarm system.

Offered to the market with no upward chain, this attractive detached bungalow presents a compelling opportunity to enjoy the convenience of town centre living, complemented by the privacy and tranquillity of a discreet, tucked-away setting. A property that combines a peaceful position with a highly convenient location — early viewing is strongly recommended. Contact us today to arrange your appointment.

**** EPC Rating: D ** Council Tax Band: D ****

Offers Over £225,000

11B Mitton Close, Stourport-On-Severn, , DY13 9AD

Entrance Door

Opening to the porch.

Porch

Having double glazed windows to the side, tiled flooring and door to the hall.

Hall

With doors to the living room, kitchen, shower room and both bedrooms, plus loft hatch, radiator and alarm panel.

Living Room

17'0" x 11'9" (5.20m x 3.60m)



Having a feature gas fire with surround, double glazed window to the rear and double doors to the conservatory.

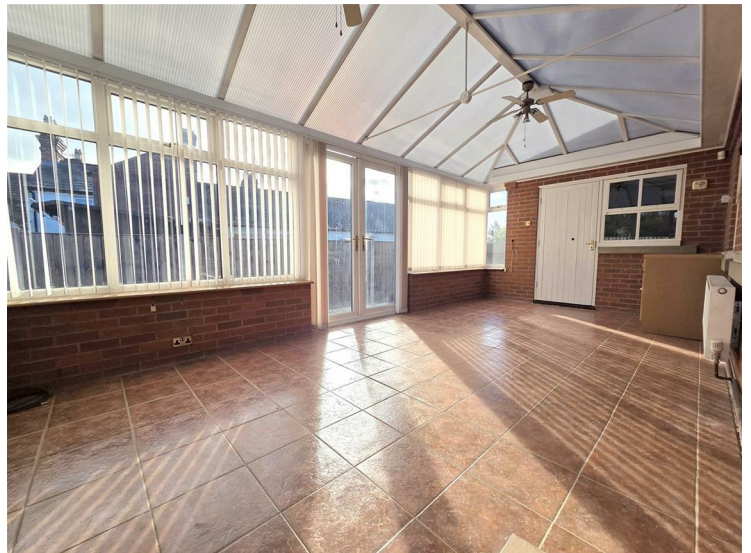


Conservatory

21'3" x 10'5" (6.50m x 3.20m)



Spanning just over 21' and having double glazed windows to the side and rear, tiled flooring, door to the garage, double doors to the rear garden, radiator and base units with freestanding cooker.



11B Mitton Close, Stourport-On-Severn, , DY13 9AD

Kitchen

10'9" x 9'6" (3.30m x 2.90m)



Fitted with a range of wall and base units with complementary work surfaces, a one-and-a-half bowl sink, built-in oven and hob with extractor, and breakfast bar. Further features include under-unit lighting, tiled splashbacks, plumbing for a washing machine, space for an under-counter appliance, radiator, double glazed windows to the front and a wall-mounted boiler.



Boiler



Bedroom One

13'5" x 11'9" (4.10m x 3.60m)



Having two internal double glazed windows to the conservatory and radiator.

11B Mitton Close, Stourport-On-Severn, , DY13 9AD

Bedroom Two

10'9" x 9'10" (3.30m x 3.00m)



Having two double glazed windows to the front and radiator.

Shower Room



Fitted with a walk-in shower with glazed screen, pedestal wash basin and WC, complemented by part-tiled walls, radiator and a double glazed window to the front.

Outside



Having a block paved driveway with access to the garge.

Garage

With an up and over door to the front and side access door to the conservatory.

Rear Garden



A small and manageable garden being laid mainly to stone aggregate.

Directions

From our Office, proceed along the High Street, and follow the 'S' bend on to Vale Road. From Vale Road turn onto Mitton Close (opposite the Esso petrol station), follow Mitton Close to the end with the bungalow being located down a further small driveway.

Council Tax

Wyre Forest DC - Band D.

Services

The agent understands that the property has mains water / electricity / gas / solar panels / 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

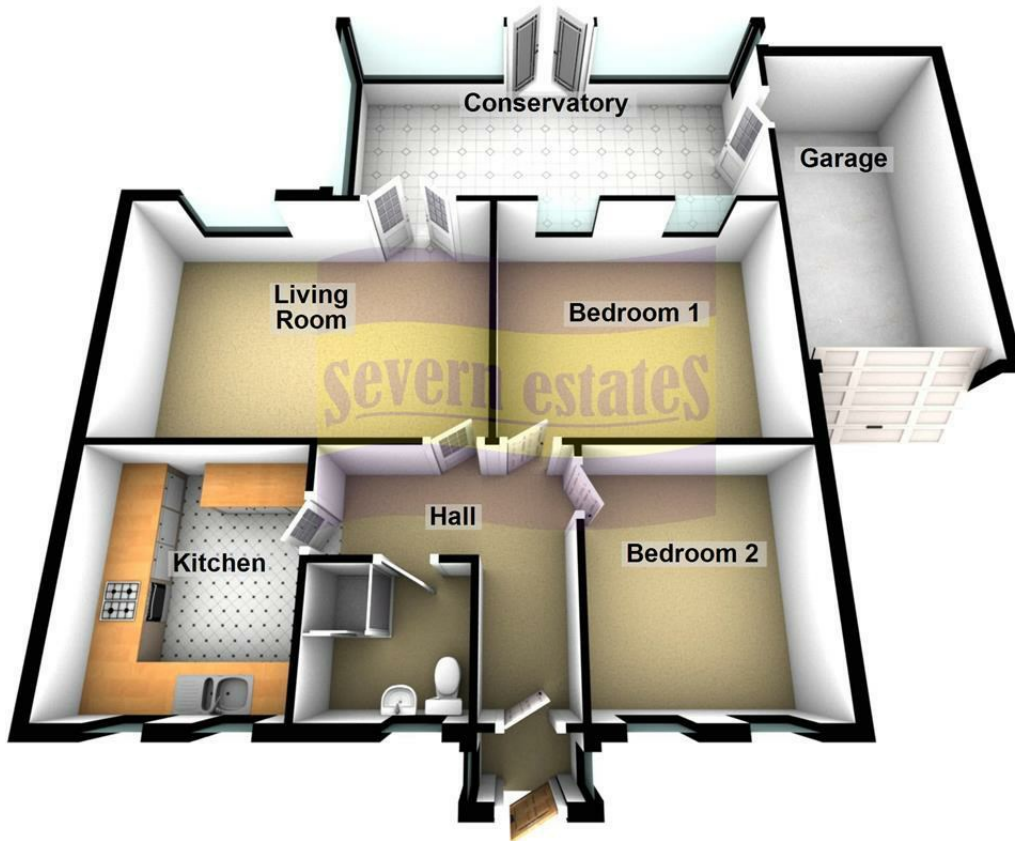
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

11B Mitton Close, Stourport-On-Severn, , DY13 9AD

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.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	