



## 160b Wilden Lane, Stourport-On-Severn, DY13 9LP

This beautiful semi-detached home is nestled neatly away from the main road, and enjoys a quiet yet convenient location between the two towns of Stourport and Kidderminster. The location offers access to the main road networks, easy access to the local Town Centres, and the highly acclaimed Wilden All Saints CofE Primary School. Having been well cared for by the current owners the accommodation of offer comprises a kitchen, cloakroom, dining area leading to the living room, and a beautiful garden room to the ground floor. Three bedrooms, and bathroom to the first floor. Benefitting further from garage and parking, front and rear gardens, timber cabin, and gas central heating. A visit to the property is essential to fully appreciate the property, and its location on offer.

EPC band C.  
Council Tax band C.

**Offers Around £315,000**

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## Entrance Door

Opening door to the hall.

## Hall

Having stairs to the first floor landing, storage cupboard, doorway to the kitchen, doors to the cloakroom, and dining area.

## Kitchen

12'1" max x 7'10" (3.70m max x 2.40m)



Fitted with wall and base units with complementary work surface over, matching floor to ceiling unit housing the integrated fridge-freezer, and built in oven, fitted with a '5' burner hob with hood over, single drainer sink unit with mixer spray hose, plumbing for washing machine, part tiled walls, and double glazed window to the front.

## Cloakroom



Fitted with a base unit providing storage and wash basin over, w/c with concealed cistern, part tiled walls tiled flooring, heated towel rail, and double glazed window to the front.

## Living Room & Dining Area



A fabulous modern twist having a central chimney breast and living and dining areas.

## Dining Area

16'0" x 9'10" (4.90m x 3.00m)



With a double glazed window to the side, radiator, storage / airing cupboard, coving to the ceiling, and open plan to the living room.

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## Living Room

16'0" x 12'9" (4.90m x 3.90m)



Having double glazed double with side panels opening to the stunning garden room, feature log burner inset to central chimney breast, radiator, and coving to the ceiling.

## Garden Room

10'9" x 6'6" (3.30m x 2.00m)



Having full length windows, sliding glass door, and glazed roof.

## First Floor Landing

With doors to all bedrooms, bathroom, and storage cupboard.

## Bedroom One

16'0" x 10'9" (4.90m x 3.30m)



Having two double glazed windows to the front, radiator, and coving to the ceiling.

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**Bedroom Three**  
10'5" x 5'10" (3.20m x 1.80m)



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

**Bedroom Two**  
13'9" max x 9'10" (4.20m max x 3.00m)



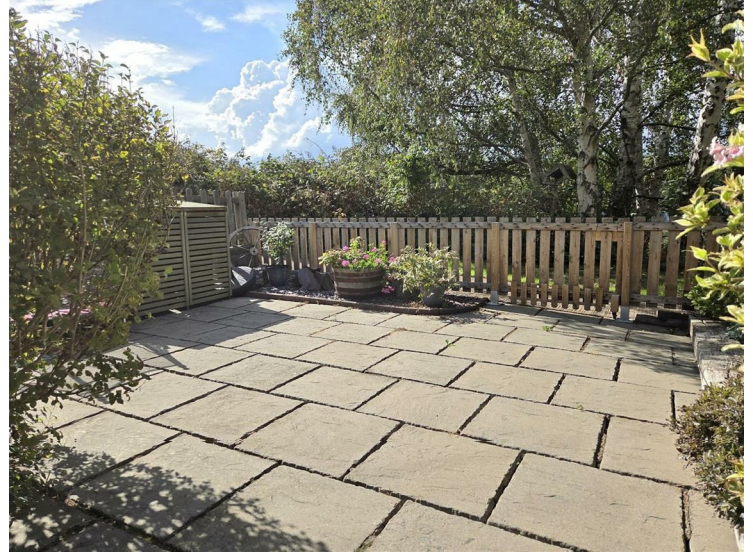
Having a double glazed window to the rear, radiator, and wardrobe space.

## Bathroom



Having been beautifully fitted with suite comprising a bath with shower attachment, shower enclosure, base unit providing storage and wash basin over, w/c with concealed cistern, tiled walls, heated towel rail, loft hatch, and double glazed window to the side.

**Outlook**



**Approach**

Having a garage en-bloc and footpath leading to the front.

**Outside**



Gated access opens to the paved patio area to the front of the property leading to the entrance door.

**Garage En-bloc.**



**Rear Garden**



A tiered garden having steps to the side reaching a decked area and leading to the lawn. The lawn has a pathway leading to a final patio area and timber cabin.

### Timber Cabin Outlook



### Timber Cabin

12'5" x 9'6" (3.80m x 2.90m)



With double bi-fold doors, plus lighting and electrics.

### Timber Cabin Interior



### Council Tax

Wyre Forest DC - Band C.

### 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.

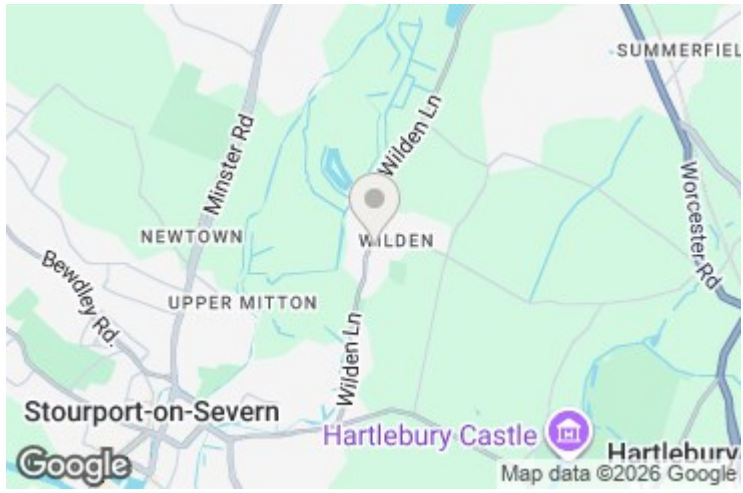
### Disclaimer

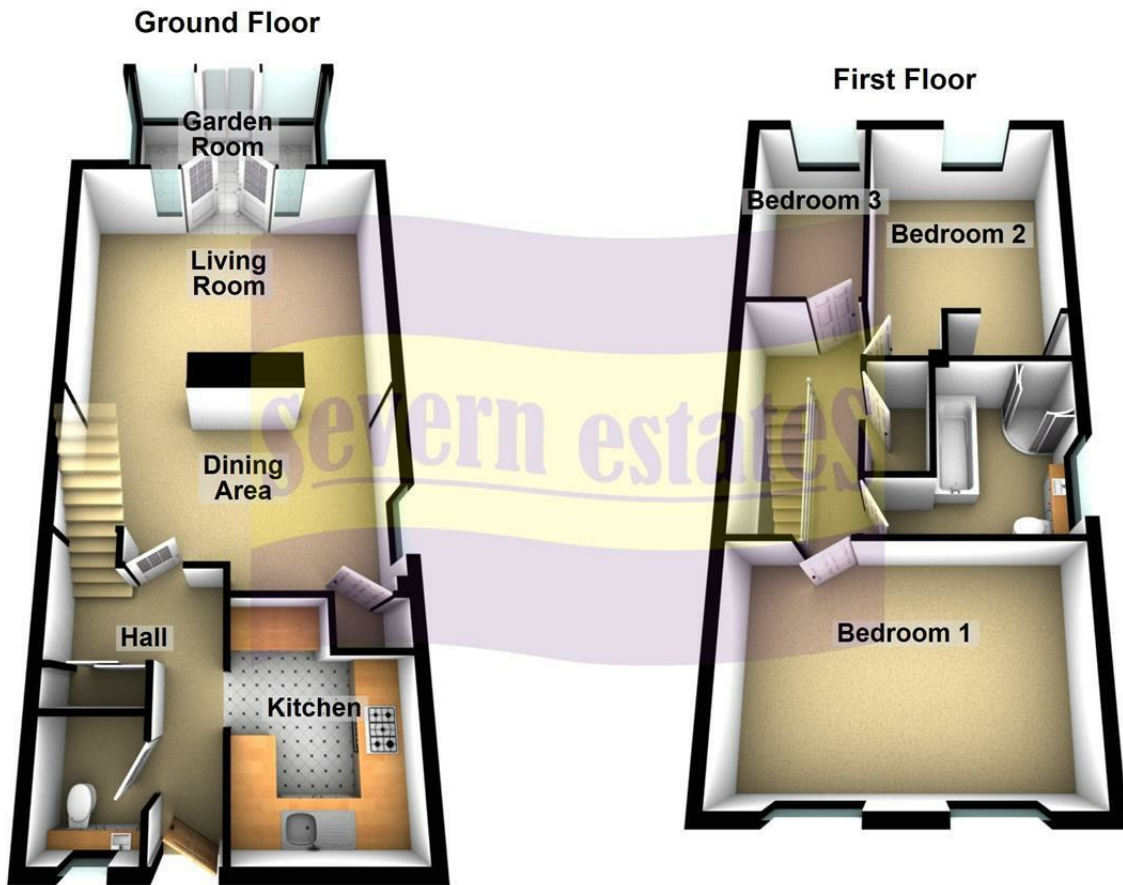
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-120925-V1.0

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	