



**66 Windermere Way, Stourport-On-Severn, Worcestershire, DY13 8QJ**

We are delighted to offer For Sale this extended and much improved family home situated on the ever popular Burlish Park development, available with the distinct advantage of No Upward Chain. Ideally positioned for Stourport On Severn Town Centre and its amenities such as the shops and schools with public transport. The accommodation comprises of a lounge, dining room which opens into the conservatory and extended kitchen to the ground floor, three bedrooms, nursery room and bathroom to the first floor. The property benefits further from a gas central heating system, double glazing, garage and off road parking for several vehicles. Book your viewing early to avoid missing out.

Epc Band D.  
Council Tax Band C.

**Offers Around £310,000**

## 66 Windermere Way, Stourport-On-Severn, Worcestershire, DY13 8QJ

### Entrance Door

Being a double glazed composite door opening into the reception hall.

### Reception Hall

Open plan staircase to the first floor, radiator, understairs storage area, doors to the lounge, kitchen and garage.

### Lounge

15'5" x 11'5" (4.7m x 3.5m)

Double glazed bay window to the front, radiator and wiring for wall lights.

### Extended Kitchen

13'5" x 13'1" (4.10m x 4.0m)

Fitted with a range of wall and base cabinets with cream gloss fronted doors and complimentary worksurface over, single drainer sink unit with mixer tap, space for domestic appliance, built in double oven, plumbing for washing machine and dishwasher, central work area with induction hob and built in extractor, double glazed window and door to the rear, tiled flooring and doorway to the dining room.

### Dining Room

11'5" x 8'10" (3.5m x 2.7m)

Wood effect laminate flooring, radiator, coving to the ceiling and walkthrough to the conservatory.

### Conservatory

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

Having a brick base, double glazed windows to the rear and side, radiator, double glazed doors to the rear garden and double glazed roof.

### First Floor Landing

Doors to the bedrooms and bathroom.

### Bedroom One

13'9" x 9'6" (4.2m x 2.9m)

Double glazed bay window to the front, built in wardrobes, radiator and access to the loft space.

### Bedroom two

11'5" x 10'9" (3.5m x 3.3m)

Double glazed window to the rear, built in wardrobe and radiator.

### Bedroom Three

13'5" x 7'2" (4.10m x 2.2m)

Double glazed window to the front, built in wardrobe and radiator.

### Nursery Room

7'2" x 6'10" (2.2m x 2.10m)

Double glazed window to the side and radiator.

### Refitted Bathroom

10'2" x 6'10" (3.1m x 2.1m)

Fitted with a white suite comprising of a bath with centre taps and chrome feet, separate shower cubicle with thermostatic shower, pedestal wash basin, W/C, radiator, tiled walls, tiled flooring, double glazed window to the rear and double glazed velux window to the side.

### Outside

Driveway providing off road vehicular parking for several cars, access to the garage and a side gate giving access to the rear garden.

### Garage

15'8" x 7'2" (4.8m x 2.2m)

Having double doors to the front, painted flooring, plastered walls, wall mounted central heating boiler and double glazed window to the side.

### Rear Garden

Paved patio area with lawn edged with wooden sleepers, flower borders and space for a shed.

### Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

### Council Tax

Wyre Forest District Council Band C.

### 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.

### 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.

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