



48 Burlish Close, Stourport-On-Severn, DY13 8XW

Severn Estates are proud to bring to market this stunning family home tucked away neatly to the corner of this popular residential estate which offers easy access to local transport links, main road networks, convenience store, the Town Centre, along with local primary school, and High Schools and the beautiful Memorial Park just a short walk away. The versatile, and flexible layout is great for the modern family and briefly comprises a living room to the rear elevation opening to the rear garden, dining room, kitchen with dining area, utility, and cloakroom to the ground floor. Four bedrooms, bathroom, and ensuite shower room to the first floor.

Benefiting further from a fantastic rear garden, off road parking, garage, double glazing, and gas central heating. Inspection is essential to fully appreciate the property, its location and position on offer, book your viewing today.

EPC Band D.
 Council Tax Band D.

Offers Around £395,000

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Entrance Door

Opening to the hall.

Hall

Having stairs to the first floor landing with storage cupboard beneath, radiator, coving to the ceiling, and doors to the living room, dining room, kitchen diner, and cloakroom.

Dining Room

11'9" x 11'9" (3.60m x 3.60m)



With a double glazed window to the front, radiator, coving to the ceiling, and double sliding doors to the living room.

Living Room

18'0" x 11'9" (5.50m x 3.60m)



With a feature electric fire suite, double glazed window to the side, coving to the ceiling, radiator, and double glazed sliding patio door to the part-covered decked area of the rear garden.



Kitchen Diner



Dining Area

12'5" x 7'10" (3.80m x 2.40m)



With a radiator, sliding door to the utility, coving to the ceiling, and open to the kitchen area.

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Kitchen Area

13'1" x 8'2" (4.00m x 2.50m)



Fitted with wall and base units with complementary worksurface over, single drainer sink unit with mixer tap, space for 'Range' style oven (current oven may be available via separate negotiations), cooker hood, integrated slim-line dishwasher, tiled splash backs, plinth heater and lights, double glazed window to the rear, and door opening to the part-covered decked area of the rear garden.

Utility

Having wall and base units with complementary worksurface over, single drainer sink unit with mixer tap, plumbing for washing machine, space for under counter appliance, and double glazed window to the side.

Cloakroom



Fitted with a w/c, wash basin set to base unit, part tiled walls, and double glazed window to the side.

First Floor Landing



Double glazed window to the side floods the landing with light, having doors to all bedrooms, bathroom, plus storage cupboard, and loft hatch.

Bedroom One

11'9" x 9'10", plus 3'11" x 3'7" (3.60m x 3.00m, plus 1.20m x 1.10m)



With two double glazed windows to the front, radiator, coving to the ceiling, and door to the ensuite shower room.

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



Ensuite Shower Room



Fitted with a suite comprising a shower enclosure, wash basin set to base unit, w/c, tiled walls, coving to the ceiling, and double glazed window to the side.

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

Bedroom Three
9'6" max, 6'6" min x 8'10" max, 5'10" min (2.90m max, 2.00m min x 2.70m max, 1.80m min)



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

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Bedroom Four

10'2" x 6'6", plus 2'7" x 1'7" (3.10m x 2.00m, plus 0.80m x 0.50m)



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

Bathroom

8'2" x 7'6" (2.50m x 2.30m)



Fitted with a suite comprising a free standing bath, shower enclosure, pedestal wash basin, w/c, heated towel rail, tiled walls, and double glazed window to the side.

Outside



Having a driveway providing off road parking, access to the garage, and gardens.

Garage

With an up and over door to the front, and rear pedestrian door.

Rear Garden



A fine feature of the property is the wonderful rear garden, having a part-covered decked area to the rear of the property leading to the lawn. The garden continues to the side of the property providing a further decked passage and lawn. A visit to the garden is the only way to fully appreciate its versatile nature.





Side Garden



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.

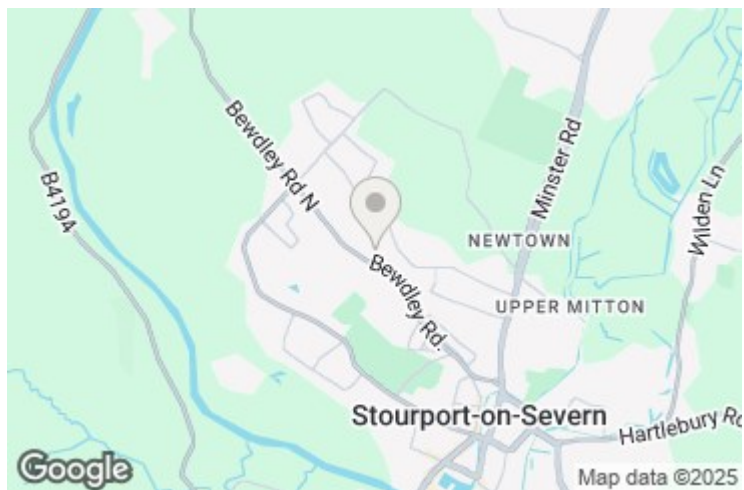
Disclaimer

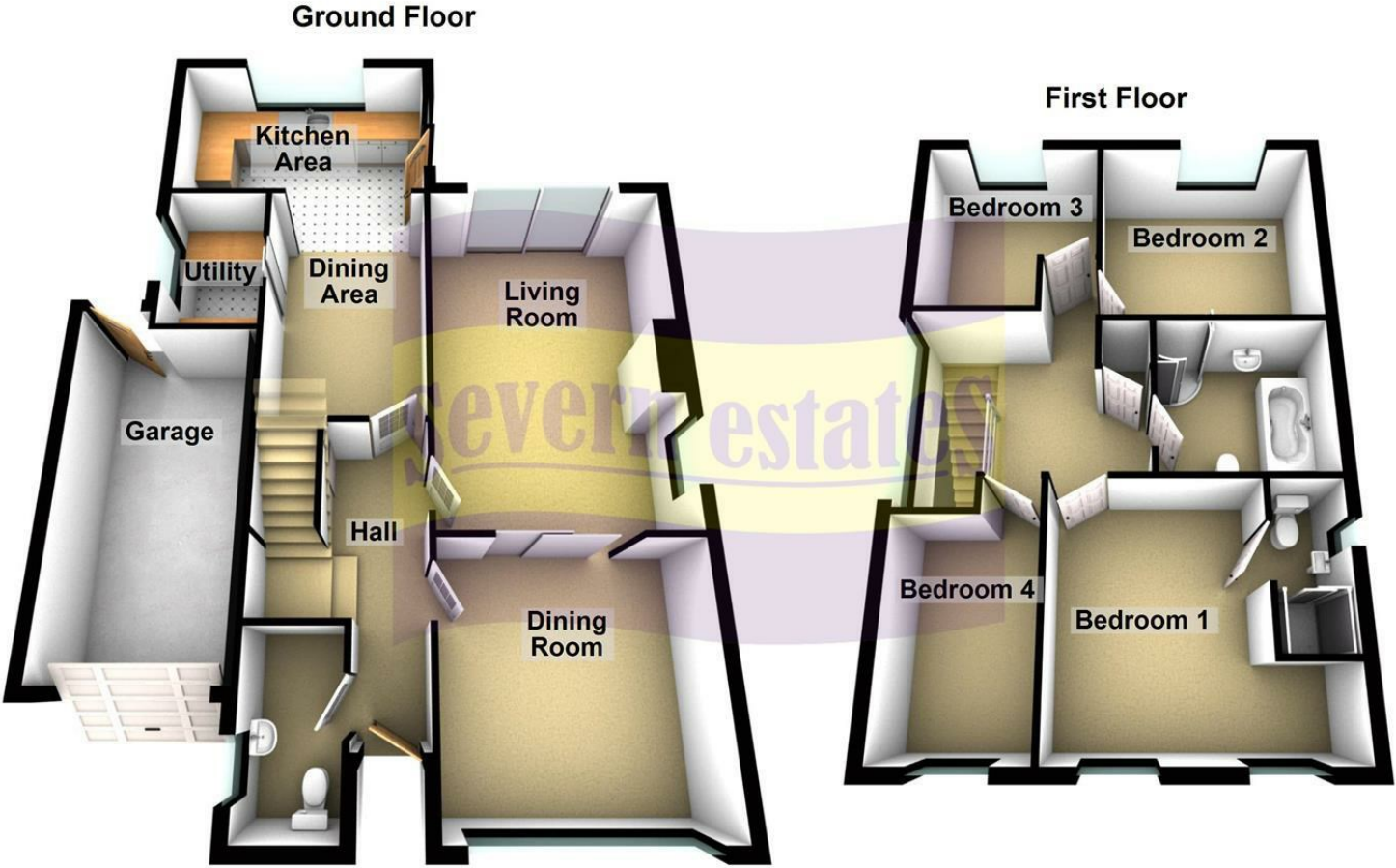
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-010925-V1.0

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	