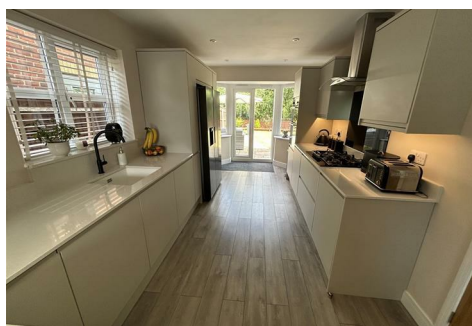




Severn Estates
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20 Leapgate Avenue, Stourport-On-Severn, DY13 9GN

We are delighted to offer For Sale this well presented and much improved, executive detached house which is situated upon this popular residential estate built by Messer's Morris Homes and is located on the Hartlebury side of Stourport on Severn, which grants easy access to the main road networks leading to Kidderminster and the Town Centre, along with access to the local schools including the highly regarded Wilden All Saint CofE Primary School.

Having been well cared for and improved upon by the current owners an internal viewing comes highly recommended to fully appreciate the versatile accommodation on offer which briefly comprises a dual aspect lounge to the rear, refitted kitchen / diner, and refitted cloakroom to the ground floor, refitted master ensuite bedroom, three further bedrooms, and refitted bathroom to the first floor. The property benefits further from an integral garage with off road parking, EV charging point, gas central heating, double glazing and rear garden.

Council Tax band E.
EPC Band - C.

Offers Around £425,000

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Entrance Door

Composite double glazed door opens into the reception hall.

Reception Hall

14'9" x 7'6" max 3'11" min (4.5m x 2.3m max 1.2m min)

Having laminate wood effect flooring, staircase to the first floor landing, radiator, doors to the lounge, kitchen / diner, understairs cupboard and cloakroom.

Cloakroom

5'6" x 2'11" (1.7m x 0.9m)

Refitted with a white suite comprising of a wash hand basin built into a unit, W/c, radiator, tiled flooring, inset lighting and double glazed window to the front.

Lounge

16'4" x 13'5" max 11'5" min (5.0m x 4.1m max 3.5m min)



Having a double glazed window with views over the rear garden, further double glazed windows to the side and rear, radiator and coving to the ceiling.

Kitchen / Diner

24'11" x 8'10" (7.6m x 2.7m)



Dining Area



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

Kitchen Area



Fitted with a range of wall and base cabinets with quartz work surface over, inset sink unit with mixer tap, built in double oven, 5 burner gas hob with extractor over, integrated washing machine and dishwasher, laminate flooring, inset lighting, double glazed window to the side and double glazed bay to the rear with double doors opening to the rear garden.

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First Floor Landing



Having access to the loft space, radiator, doors to the bedrooms, bathroom and airing cupboard.

Bedroom One

12'9" x 11'1" (3.9m x 3.4m)



Having a double glazed window to the front, radiator, double doors to built in wardrobes and door to the ensuite shower room.

Ensuite Shower Room.

7'10" x 4'7" plus 4'3" x 3'3" (2.4m x 1.4m plus 1.3m x 1.0m)



Refitted with a shower cubicle with folding glazed door and thermostatic bar shower, wash hand basin built into a vanity unit, W/C, part tiled walls, tiled flooring, heated towel rail, inset lighting and feature double glazed picture window to the front.

Bedroom Two

12'9" max x 8'10" (3.9m max x 2.7m)



Having a double glazed window to the front, radiator and double doors to the built in wardrobe.

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Bedroom Three

9'10" x 8'10" (3.0m x 2.7m)



Having a double glazed window to the rear overlooking the garden and the wetland beyond, radiator and double doors to the built in wardrobes.

Bedroom Four

8'10" x 8'2" max to wardrobe 6'6" min (2.7m x 2.5m max to wardrobe 2.0m min)

Having a double glazed window to the rear overlooking the rear garden and the wetland beyond, radiator and double doors to the built in wardrobe.

Bathroom

7'10" x 6'10" (2.4m x 2.1m)



Refitted with a white suite comprising of a shower bath with thermostatic bar shower and screen over, wash hand basin set to a unit, W/C, part tiled walls, tiled flooring, inset lighting, heated towel rail and double glazed to the rear.

Outside

Driveway to the front for three cars with access to the integral garage, E.V car charger and side access to the rear garden.

Garage

Having an up and over door.

Rear Garden



Having a paved patio area leading the the shaped lawn with access to both sides and backing onto the wetland at the rear.

Rear Garden



Rear Garden



Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

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.

Council Tax

Wyre Forest District Council Band E.

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.

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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