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7 Calder Road, Stourport-On-Severn, DY13 8QD

* * Available with No Upward Chain * * Newly laid carpet and flooring to the kitchen * * Recently redecorated through-out * * Parking Located To The Rear * *

This well-presented three-bedroom semi-detached house is situated on the highly sought-after Burlish Park estate and is offered for sale with the distinct advantage of no upward chain, making it an ideal opportunity for first-time buyers.

The property has recently benefited from redecoration throughout, along with new carpets and flooring to the kitchen, creating a fresh and welcoming feel. The ground floor comprises a comfortable living room and a kitchen diner, while the first floor offers three bedrooms and a family bathroom. Further benefits include gas central heating, double glazing, a rear garden and parking to the rear of the property.

The location is particularly appealing, with easy access to the highly regarded Burlish Park Primary School, local secondary school, Burlish Top Nature Reserve, a convenience store and main road networks providing links to Stourport town centre, Bewdley and Kidderminster.

With its recent improvements, convenient location and the benefit of no upward chain, this property would make an excellent first-time purchase. Early viewing is highly recommended to avoid missing out!

EPC Band C.
Council Tax Band B.

Offers Over £199,950

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Entrance Door
Opening to the porch.

Porch
Having a double glazed window to the front, and door to the living room.

Living Room
16'4" x 13'5" inc. stairs (5.00m x 4.10m inc. stairs)



With a double glazed window to the front, feature gas fire with brick surround and side plinths, two radiators, stairs rising to the first floor, and door to the kitchen diner.



Kitchen Diner
13'5" x 9'10" (4.10m x 3.00m)



Fitted with a range of wall and base units with complementary work surface over, single drainer sink unit, space for domestic appliance, plumbing for washing machine, tiled splash back, double glazed window to the rear, double glazed French doors opening to the rear garden, radiator, coving to the ceiling, and understairs storage.



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First Floor Landing

With doors to all bedrooms, bathroom, plus loft hatch, and airing cupboard.

Bedroom One

11'5" to w/robe x 8'10" (3.50m to w/robe x 2.70m)



Having a double glazed window to the front, built in wardrobe with sliding mirrored doors, coving to the ceiling, over the stairs storage cupboard, and radiator.

Bedroom Two

11'1" x 7'2" max (3.40m x 2.20m max)



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

Bedroom Three

8'2" x 5'10" (2.50m x 1.80m)



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

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Bathroom



Fitted with a bath having shower over, pedestal wash basin, w/c, tiled flooring, part tiled walls, and double glazed window to the side.

Outside



Nestled neatly to the corner along a small walkway and enjoys a small fore garden with gated access to the side.

Rear Garden



Being laid mainly to lawn with borders, hardstanding area, useful side area being laid to mainly stone. Plus the advantage of double gates leading to the rear, with parking for one vehicle.

Council Tax

Wyre Forest DC - Band B.

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.

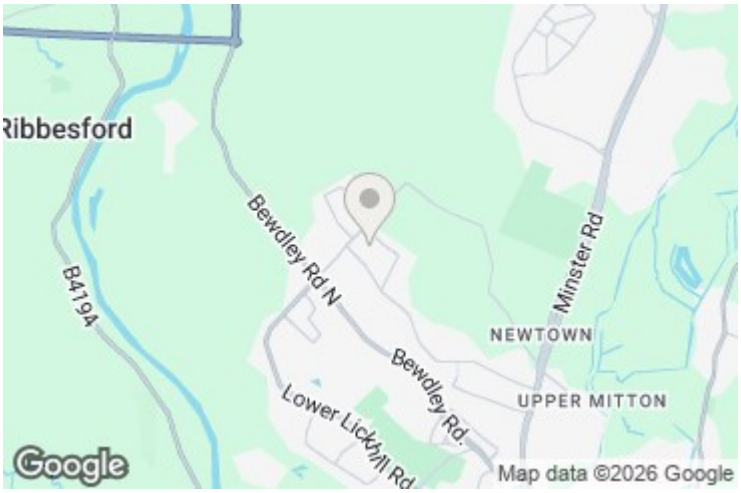
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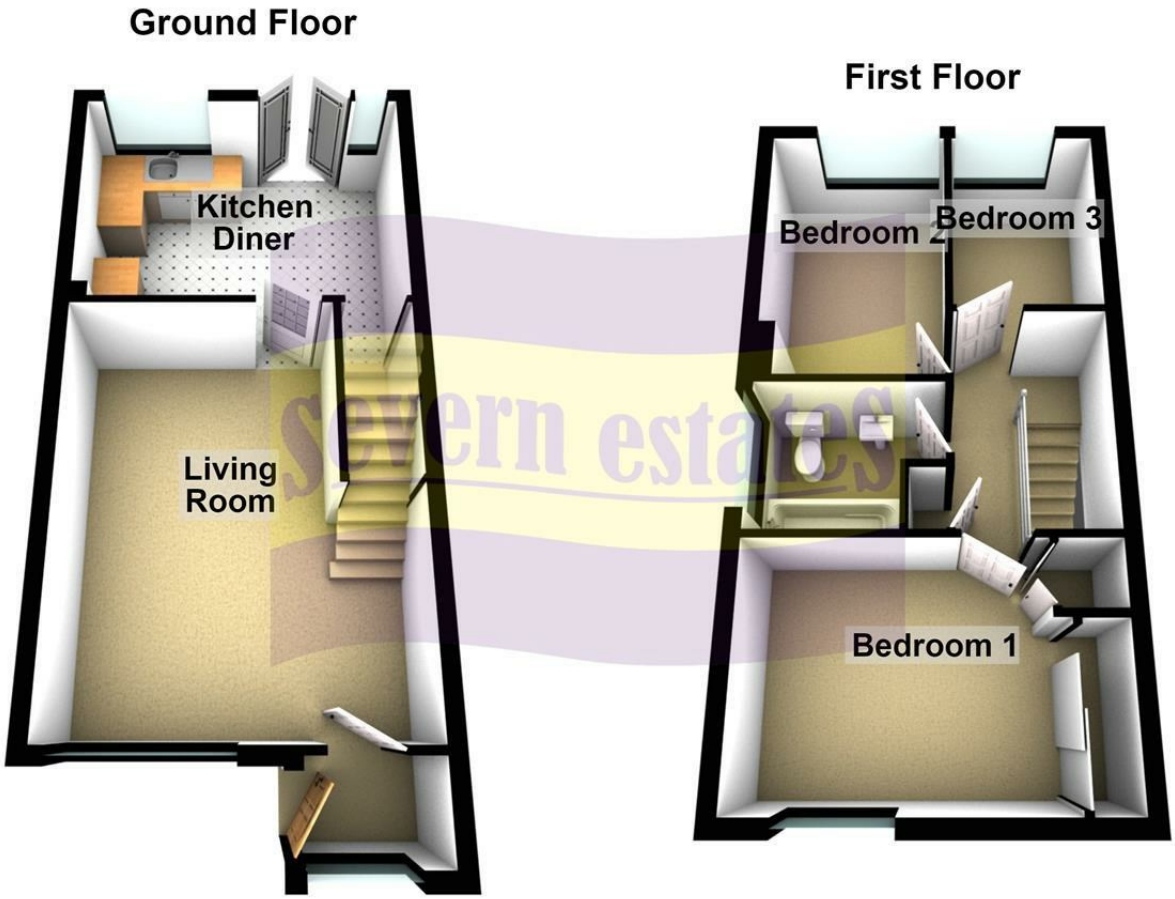
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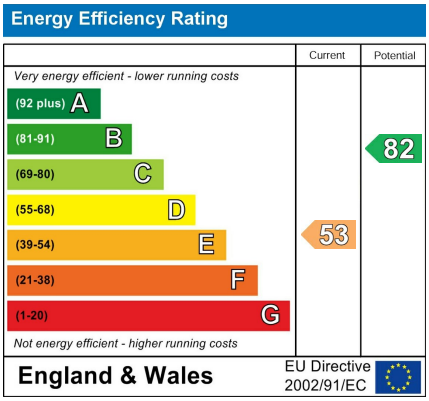
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Ground Floor
First Floor
Kitchen
Diner
Living
Room
Bedroom 2
Bedroom 3
Bedroom 1


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
53
82
England & Wales
EU Directive 2002/91/EC