



Millbrook, 7a , Stourport-On-Severn, Worcestershire, DY13 9NL

This detached bungalow sits in an enviable position having a picture perfect elevated view to the rear of a local nature woodland and River Stour, a visit is essential fully appreciate the tranquil outlook on offer. The location provides easy access to the Town Centre, main road networks to Kidderminster, and the beautiful Hartlebury Common close by, great for those with dogs who enjoy walks.

The immaculately presented bungalow has been lovingly cared for over years and comprises a lounge diner, conservatory, kitchen, two bedrooms, and shower room. Benefiting further from a useful storage space running beneath the conservatory, off road parking, double glazing, and gas central heating. Internal inspection is essential to admire the unique nature of the bungalow on offer.

EPC Band TBC.
Council tax band D.

Offers Around £367,500

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Entrance Door

Opening to the porch.

Porch

With double glazed windows to the front and side, tiled flooring, and door to the hall.

Hall

Having a radiator, coving to the ceiling, loft hatch, doorway to the kitchen, and doors to the lounge diner, both bedrooms, and shower room.

Lounge Diner



Lounge Area

16'4" x 9'10" (5.00m x 3.00m)



Having a electric fire with surround, double glazed window to the front, radiator, coving to the ceiling, and sliding patio door to the conservatory.

Dining Area

7'10" x 5'10" (2.40m x 1.80m)



With a radiator, and coving to the ceiling.

Conservatory

12'1" x 6'2" (3.70m x 1.90m)



With double glazed windows to the side and rear, tiled flooring, solid roof with inset spotlights, and double glazed door to the side.

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Conservatory Outlook



Simply beautiful!

Kitchen

9'6" x 7'10" (2.90m x 2.40m)



Fitted with wall and base units having a complementary work surface over, space for domestic appliances, plumbing for washing machine, space for under counter appliance, tiled splash backs, radiator, and double glazed window to the front.

Bedroom One

16'4" max, 10'2" min x 9'6" max, 6'2" min (5.00m max, 3.10m min x 2.90m max, 1.90m min)



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



Bedroom One Outlook



Bedroom Two

8'10" x 7'10" (2.70m x 2.40m)



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

Shower Room



Having been refitted with a shower enclosure with paneled surround, base units providing storage, inset wash basin, and w/c with concealed cistern, part paneled walls, radiator, and double glazed windows to the side.

Millbrook



Outside



Having a block paved driveway providing off road parking, and gated side access.



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Rear Garden



Side Garden



A fabulous and unique position enjoying an elevated position that provides a picture perfect back drop of a local nature reserve and River Stour. Having a block paved patio area, lawn and established borders.

Rear Garden Outlook



Local Area



Rear Elevation



Council Tax

Wyre Forest DC - Band D.
(Improvement indicator 'Yes')

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

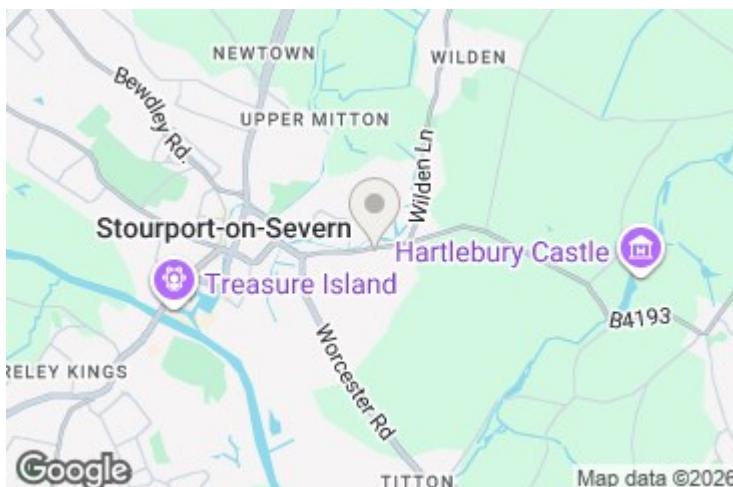
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Disclaimer

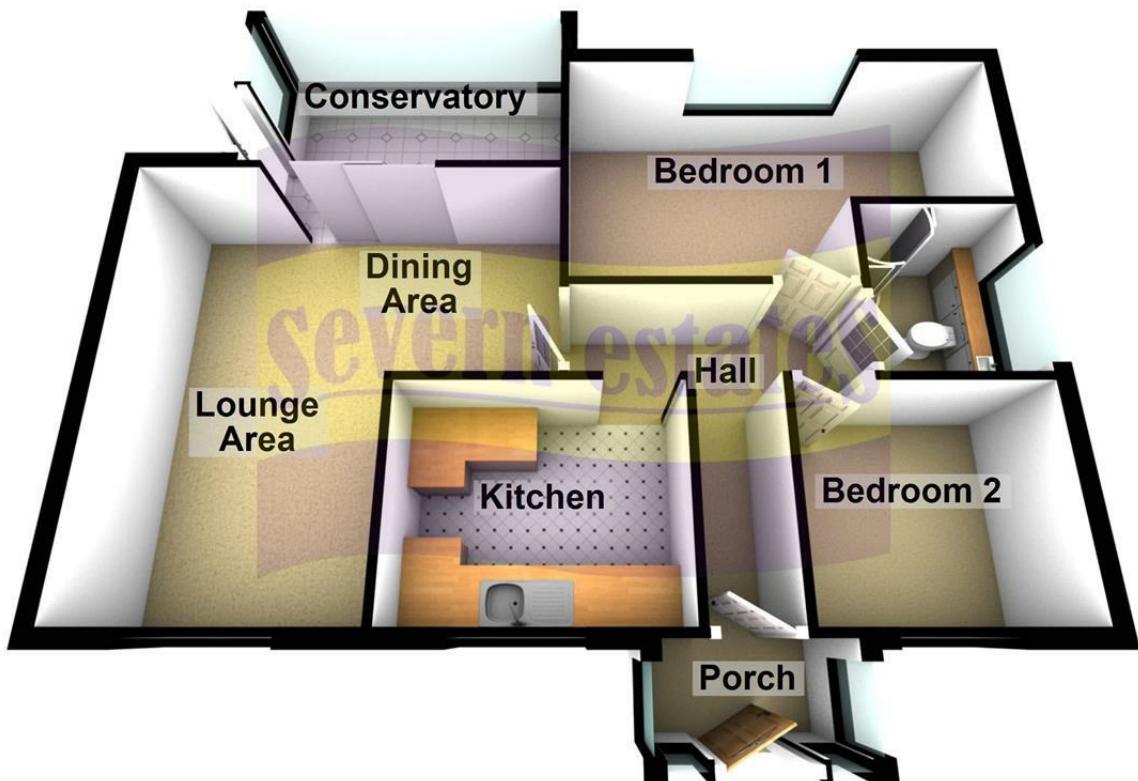
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-306025-V1.0



Millbrook



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		
England & Wales	EU Directive 2002/91/EC	