Severn Estates
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12 Menteith Close, Stourport-On-Severn, DY13 8LN

This semi-detached house occupies a cul-de-sac position on the highly sought-after Burlish Park estate, offering excellent access to nearby amenities including Burlish Primary School, Stourport High School, a convenience shop, main road links to Bewdley, Kidderminster and the town centre, as well as the beautiful Burlish Top Nature Reserve—ideal for walkers and dog owners.

The property would benefit from general updating but provides a great opportunity to create a wonderful family home. The accommodation briefly comprises a living room, dining room and kitchen on the ground floor, with three bedrooms and a bathroom on the first floor. Further benefits include gas central heating, a garage, off-road parking and a rear garden. Early viewing is highly recommended to avoid disappointment.

EPC band TBC.
Council Tax band C.

Offers Around £275,000

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Entrance Door
Being double glazed with side panel and opening to the entrance hall.

Hall
With stairs rising to the first floor landing, radiator, and doors to the kitchen and living room.

Living Room
15'5" max x 11'5" (4.70m max x 3.50m)



Having a double glazed squared bay window to the front, gas fire, and door to the dining room.

Dining Room
11'5" x 10'9" (3.50m x 3.30m)



With double glazed French doors with side panels opening to the rear garden, radiator, and door to the kitchen.

Kitchen
13'5" x 7'2" (4.10m x 2.20m)



Fitted with wall and base units having a worksurface over, one and a half bowl sink unit with mixer tap, built in oven and hob with extractor fan over, plumbing for washing machine, tiled splash backs, door leading back to the hall, under stairs storage cupboard, double glazed window and door to the rear garden.

First Floor Landing
With doors to all bedrooms, plus loft hatch with ladder.

Bedroom One
14'1" max x 11'5" (4.30m max x 3.50m)



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

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Bedroom Two
11'5" x 11'1" (3.50m x 3.40m)



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

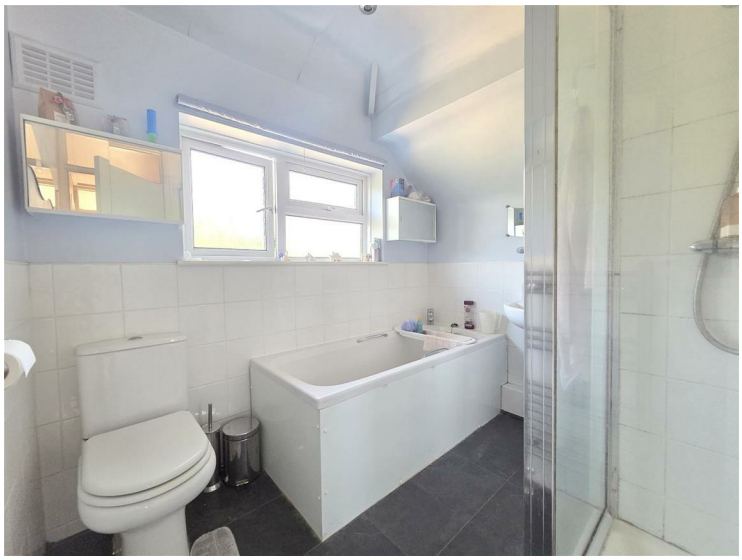


Bedroom Three
7'6" x 12'1"* (2.30m x 3.70m*)



Having a double glazed window to the front, and radiator.
* Limited head height, due to sloping roofline.

Bathroom



Fitted with a bath, shower enclosure, w/c, pedestal wash basin, part tiled walls, heated towel rail, and double glazed window to the rear.

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Outside



Having a lawn fore garden, driveway leading to the garage, plus gated side access.

Rear Garden



Being laid mainly to lawn with established borders and a patio area to the the rear of the property.

Rear Elevation

Council Tax
Wyre Forest DC - Band C.

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.

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.

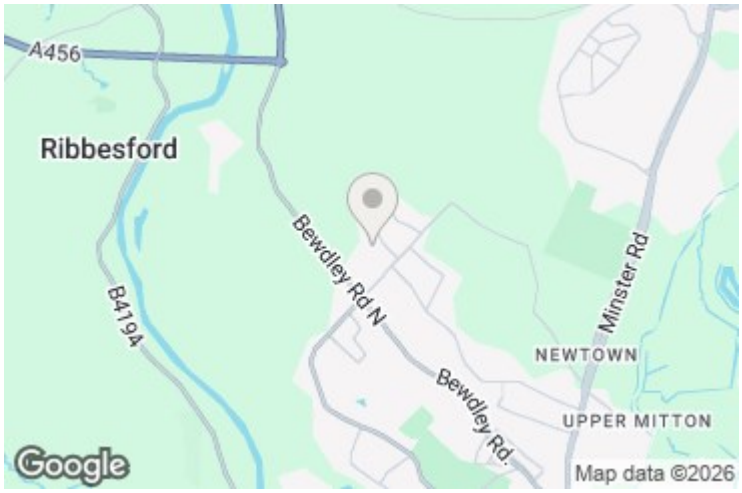
MONEY LAUNDERING REGULATIONS
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

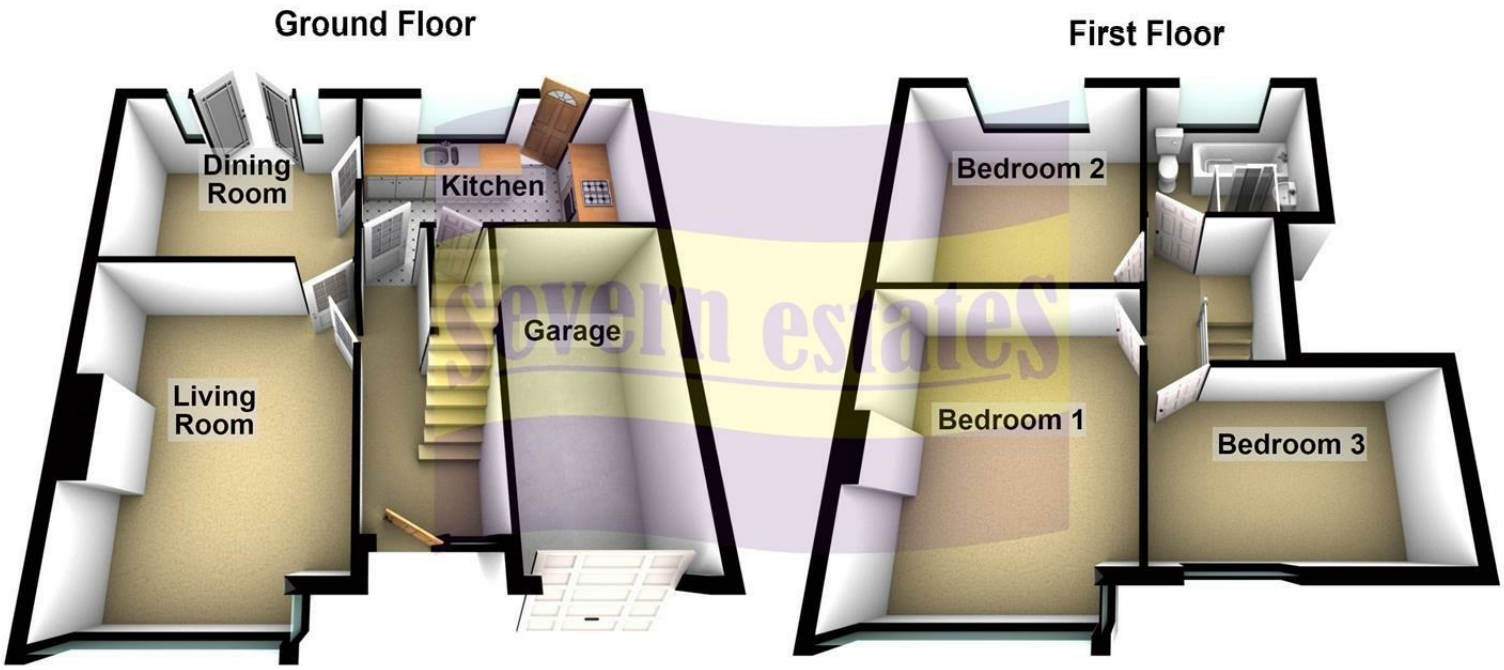
Fixtures & Fittings
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

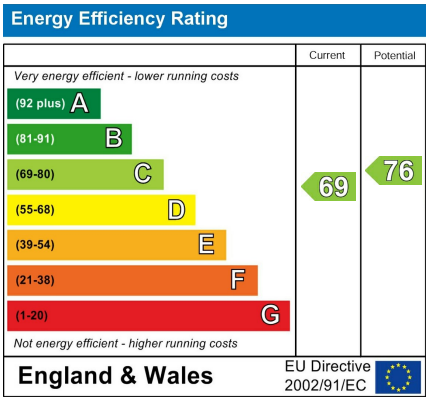
Disclaimer
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-110726-V1.0




Ground Floor
First Floor
Dining Room
Kitchen
Garage
Living Room
Bedroom 2
Bedroom 1
Bedroom 3
severn estates


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
69
76
England & Wales
EU Directive 2002/91/EC