



Ellerton Folliott's Manor, Stourport-On-Severn DY13 9HB



**welcome to
Ellerton Folliott's Manor,
Stourport-On-Severn**

- Last Homes Remaining @ Folliot's Manor
- Deposit boost available
- Homes ready to move into
- 10-Minute walk to the town centre
- Beautiful canal-side landscapes

Tenure: Freehold EPC Rating: Exempt

£289,995

New Year New Home >> Folliott's Manor is Home to a Beautiful Collection of 2, 3 & 4 Bedroom Homes >> Fall in love with your new home' on Saturday 14th February, by appointment only >> Contact the Team Today to Book a Viewing!



view this property online shipways.co.uk/Property/KMS115668



Property Ref:

KMS115668 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Location

Ground Floor

Lounge

13' x 11' 9" (3.96m x 3.58m)

Downstairs Wc

5' 6" x 3' 5" (1.68m x 1.04m)

Kitchen/Dining Room

15' 1" x 9' 11" (4.60m x 3.02m)

First Floor

Bedroom One

12' 1" x 11' 9" (3.68m x 3.58m)

En-Suite

6' 10" x 5' 7" (2.08m x 1.70m)

Bedroom Two

10' 7" x 8' 10" (3.23m x 2.69m)

Bedroom Three

9' 7" x 6' 11" (2.92m x 2.11m)

Bathroom

6' 3" x 5' 8" (1.91m x 1.73m)

Energy-Efficient By Design

Smarter Design As Standard

Please Note

Estate Charge



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