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16 Buttermere Road, Stourport-On-Severn, DY13 8NX

We are delighted to offer For Sale this extended three bedroom semi-detached house which is located within this cul-de-sac position upon the ever popular Burlish Park estate which grants easy access to the local primary and High School in addition to Burlish Top Nature reserve, Burlish Park Bike Trail, convenience store and the main road networks leading to the Town Centre, Bewdley & Kidderminster. The accommodation briefly comprises a lounge, dining room, kitchen, office / playroom, kitchen and shower room to the ground floor, three bedrooms and bathroom to the first floor. The property benefits further from a gas central heating system, double glazing and off road parking. An early inspection is highly recommended to avoid missing out.
Council Tax Band C.
EPC Band Tbc

Offers Around £310,000

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Entrance Door
Composite door opens into the reception hall.

Reception Hall
10'9" x 5'10" (3.3m x 1.8m)
Having a staircase to the first floor landing, radiator, doors to the lounge, kitchen and office / playroom.

Lounge
15'8" max into bay 11'9" min x 13'1" min (4.8m max into bay 3.6m min x 4.0m min)



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

Office / Playroom
15'1" x 7'2" (4.6m x 2.2m)



Formally the garage, this multi function room is ideal for an office, bedroom or playroom. Double glazed window to the front and a radiator.

Kitchen
13'5" x 7'2" plus 2'11" x 2'11" (4.1m x 2.2m plus 0.9m x 0.9m)



Fitted with a range of wall and bas cabinets with wood effect doors, complimentary worksurface over, one and a half bowl sink unit with mixer tap, built in oven and gas hob with hood over, integrated fridge, freezer, dishwasher, plumbing for washing machine, part tiled walls, tile effect laminate flooring, double glazed window to the rear, door to understairs cupboard, rear lobby and dining room.

Dining Room
11'9" x 9'2" (3.6m x 2.8m)



Having a double glazed sliding patio door to the rear giving access to the rear garden and a radiator.

Rear Lobby
Having a double glazed door to the rear garden and a door to the ground floor shower room.

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Ground Floor Shower Room
6'2" x 5'10" plus 3'7" x 2'11" (1.9m x 1.8m plus 1.1m x 0.9m)



Having a white suite comprising of a pedestal wash hand basin, W/C, shower cubicle with wall mounted shower, tiled walls, heated towel rail, double glazed window to the rear and side.

First Floor Landing
Having a loft access, doors to the bedrooms and bathroom.

Bedroom One
14'1" max 11'1" min x11'9" (4.3m max 3.4m min x3.6m)



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

Bedroom Two
11'9" x 11'1" (3.6m x 3.4m)



Having a double glazed window to the rear and radiator.

Bedroom Three
15'1" max 7'10" min x 13'9" max 7'6" min (4.6m max 2.4m min x 4.2m max 2.3m min)



Having double glazed windows to the front, side and a radiator.

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Bathroom
8'2" x 7'2" (2.5m x 2.2m)



Having a white suite comprising a panel bath, pedestal wash hand basin, W/C, tiled walls, tiled flooring, heated towel rail, inset spotlights and a double glazed window to the rear.

Outside
Having a driveway to the front providing ample off road vehicular parking.

Rear Garden



Agents Note
Photograph of the rear garden has been received from the vendor.

Tenure - Not Verified
The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Council Tax
Wyre Forest District Council Band

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.

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.

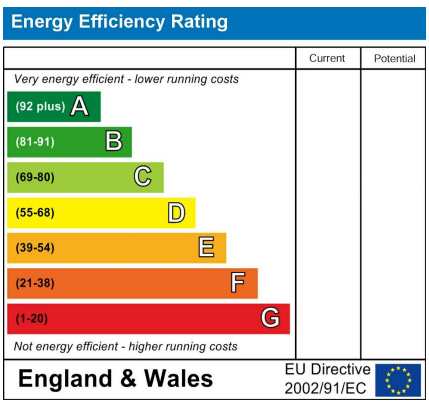
MONEY LAUNDERING REGULATIONS
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

RP-26-11-26-V1




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