



### **35 The Links, Stourport on Severn, Worcestershire, DY13 9FP**

We are delighted to offer For Sale this nearly new semi detached house built in 2024 by Messer's Taylor Wimpey on their Parsons Chain development. Situated on the outskirts of Stourport on Severn Town Centre the property is ideally situated for all the amenities, shops, schools, public transport and main road networks, whilst also having the advantage of easy access to Hartlebury common which is ideal for dog walking. The accommodation has been well maintained by the current owners and comprises of a hallway, lounge, utility cloakroom and dining kitchen to the ground floor, master bedroom with ensuite, two further bedroom and a family bathroom to the first floor. The property benefits further from a gas central heating system, double glazing, driveway with EV charger and a lovely rear garden. Book your viewing today to avoid missing out on the lovely property. Available with No Upward Chain.

Council Tax Band C.

Epc Band B.

**Offers Around £270,000**

# 35 The Links, Stourport on Severn, Worcestershire, DY13 9FP

## Entrance Door

Being double glazed and opens into hallway.

## Hallway

4'11" x 4'3" (1.5m x 1.3m)

Having a double glazed window to the front, laminate flooring, cupboard and door to the lounge.

## Lounge

18'0" max 12'9" min x 15'5" (5.5m max 3.9m min x 4.7m)



Having an open plan staircase rising to the first floor landing, media wall with space to television and an electric fire, double glazed windows to the front and side, doors to understairs storage, dining kitchen and utility cloakroom.

## Utility Cloakroom

6'6" x 5'10" (2.0m x 1.8m)



Having fitted units, built in washing machine, worksurface with integrated wash hand basin, W/C, laminate flooring, heated towel rail and double glazed window to the side.

## Dining Kitchen

15'5" x 10'9" (4.7m x 3.3m)



Having wall and base cabinets with grey doors and complimentary work surface over, one and a half bowl sink unit with mixer tap, built in oven and gas hob with extractor, integrated fridge / freezer and dishwasher, laminate flooring, double glazed window to the rear, radiator and double glazed double doors open out the the delightful rear garden.

## Dining Kitchen



## First Floor Landing

Having access to the loft space and door to bedrooms and bathroom.

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## Bedroom One

13'5" max 10'2" min x 10'5" (4.1m max 3.1m min x 3.2m)



## Bedroom Two

11'1" x 8'2" (3.4m x 2.5m)



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

## Ensuite Shower Room

6'6" x 4'11" (2.0m x 1.5m)



Having a double glazed window to the rear and radiator.

## Bedroom Three

7'6" x 6'10" (2.3m x 2.1m)



Having a white suite comprising of a shower cubicle, wall mounted wash hand basin, W/c, heated towel rail, laminate flooring, inset lighting and double glazed window to the front.

Having a double glazed window to the rear and radiator.

### Family Bathroom

7'2" x 6'6" (2.2m x 2.0m)



Fitted with a white suite comprising of a panel bath with shower and screen over, wall mounted wash hand basin, W/c, heated towel rail, part tiled walls, laminate flooring and double glazed window to the side.

### Outside

Having a double driveway providing off road vehicular parking with an EV charging point, side gate to the rear garden.

### Rear Garden



Having a patio area leading to the lawn.

### Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

### 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.

### Council Tax Band

Wyre Forest District Council Band C.

### 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-23-08-2025-V1



| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) A                                 |                            | 96                                                                                  |
| (81-91) B                                   | 85                         |                                                                                     |
| (69-80) C                                   |                            |                                                                                     |
| (55-68) D                                   |                            |                                                                                     |
| (39-54) E                                   |                            |                                                                                     |
| (21-38) F                                   |                            |                                                                                     |
| (1-20) G                                    |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |