



144 Redstone Lane, Stourport-On-Severn, DY13 0JL

This detached house is situated along a private drive of just four detached houses and enjoys a quiet position yet with the benefit of the local amenities close by of a Primary School, Co-op Village store, pharmacy, and road networks leading to the Town Centre and Worcester. Having been well cared for by the current owners the property has the potential for four bedrooms with the layout briefly comprising a kitchen, living room, conservatory, cloakroom, and dining room / bedroom four to the ground floor, three good sized bedrooms, and shower room to the first floor. Benefitting further from off road parking, carport, double glazing, gas central heating, and rear garden. Available with the distinct advantage of No Upward Chain

EPC band - TBC.
 Council Tax Band - C.

Offers Around £299,950

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Entrance Door

Opening to the hall.

Hall

With stairs to the first floor landing, radiator, and doors to the living room, kitchen, dining room / bedroom four, and cloakroom.

Kitchen

11'5" x 8'2" (3.50m x 2.50m)



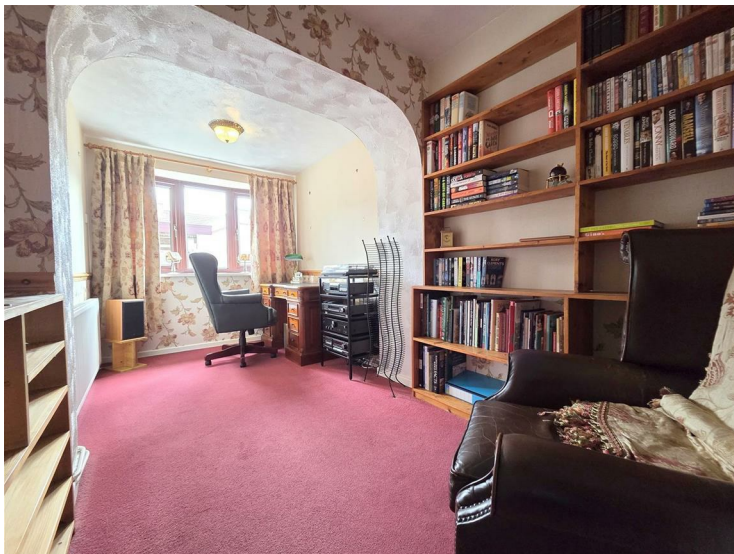
Fitted with wall and base units having a complementary worksurface over, one and a half bowl sink unit with mixer tap, built in oven and hob, with extractor fan over, integrated fridge, plumbing for washing machine, breakfast bar, radiator, tiled splash backs, tiled flooring, double glazed window to the front, and door to the side passage.

Side Passage

A useful space with double glazed doors to the front and rear.

Dining Room / Bed Four

14'9" x 7'2" (4.50m x 2.20m)



A versatile room having a variety of uses such as a dining room, office, or potentially a fourth bedroom. Having a double glazed window to the front, radiator, and storage cupboard.

Living Room

18'8" x 12'5" max, 10'9" min (5.70m x 3.80m max, 3.30m min)



Having a feature brick fireplace with inset gas fire, side plinths and wall, double glazed window and sliding patio doors to the conservatory, coving to the ceiling, and radiator.



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Conservatory

17'8" x 12'1" max, 9'2" min (5.40m x 3.70m max, 2.80m min)



With a brick base and having double glazed windows to the side and rear, tiled flooring, and double glazed double doors opening to the rear garden.



Cloakroom



Fitted with w/c, wash basin, tiled wall, and double glazed window to the side.

First Floor Landing

Having a double glazed window to the side, doors to all bedrooms and shower room.

Bedroom One

13'9" x 9'6" (4.20m x 2.90m)



Having a double glazed window to the rear, radiator, and fitted wardrobes, bedsides and overhead bed units.

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Bedroom Two

10'9" x 9'6" (3.30m x 2.90m)



Having a double glazed window to the rear, radiator, and fitted wardrobes and overhead bed units.

Bedroom Three

10'2" x 9'6" (3.10m x 2.90m)



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

Shower Room



Fitted with a shower enclosure, base units with worktop over inset wash basin and w/c with concealed cistern, tiled walls, radiator, double glazed window to the front, loft hatch, and airing cupboard.

Outside

Having a driveway providing off road parking, carport, and access to the entrance door.

Carport



Rear Garden



Council Tax Band

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.

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-050326-V1.0

Rear Elevation

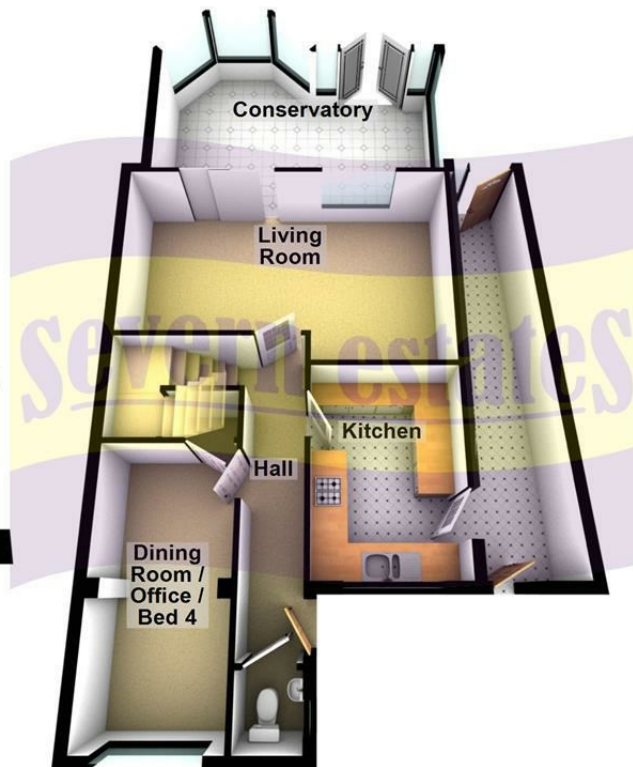


Agents Note

Please be advised the sale of the property is subject to the grant of probate.

Carport

Ground Floor



First Floor



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 