



## 7 Brunel Close, Stourport-On-Severn, DY13 8AW

This incredibly well presented detached family home enjoys a quiet cul-de-sac location upon this highly sought after location which is ideal for local primary schools and Stourport High School & VI Form, in addition to Stourport Town Centre and transport connections including main road networks and bus links.

Internal inspection is essential to fully appreciate the accommodation on offer which has been greatly improved upon and refurbished in the last few years by the current owner and briefly comprises a lounge, stunning kitchen diner opening to the Orangery, and cloakroom to the ground floor, four bedrooms, ensuite shower room, and bathroom. Benefiting further from double glazing, gas central heating, off road parking, rear garden, and a useful garage store\*. A visit to the property is essential to fully appreciate its position and the quality of the accommodation on offer.

EPC band C.  
 Council Tax Band D.

**Offers Over £395,950**

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### Entrance Door

Opening to the hall.

### Hall

With the stairs rising to the first floor landing, coving to the ceiling, radiator, and doors to the cloakroom, and living room.

### Cloakroom



Fitted with a w/c with concealed cistern, wash basin set to base unit, radiator coving to the ceiling, and double glazed window to the front.

### Living Room

17'8" x 10'9" (5.40m x 3.30m)



Having a feature 'A+ rated' log burner inset to chimney breast, double glazed window to the front with fitted shutters, radiator, coving to the ceiling, and walkthrough to the kitchen diner.



### Kitchen Diner

18'4" max x 14'5" max (5.60m max x 4.40m max)



Open plan kitchen diner leading to the Orangery, a wonderful upgrade to the property.

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### Dining Area



Having a vertical radiator, inset spot lights, sliding patio door to the Orangery, and open plan to the kitchen.

### Kitchen



Fitted with wall and base units with complementary

worksurface over, matching floor to ceiling units with integrated utility cupboard with plumbing for washing machine, sink unit with mixer tap, built in double oven, hob with built in extraction, integrated fridge-freezer, space and plumbing for domestic appliance (current Fisher & Paykel dishwasher can be included within the sale), vertical radiator, under stairs storage cupboard, and double glazed window to the rear.



### Orangery

11'1" x 8'6" (3.40m x 2.60m)



With glazed roof, tiled flooring, double glazed windows to the rear, and bi-fold doors opening to the patio area of the rear garden.

### First Floor Landing

With timber and glazed balustrade, loft hatch, and doors to all bedrooms, and bathroom.

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### Bedroom One

12'9" max x 11'9" max (3.90m max x 3.60m max)



With a radiator, double glazed window to the rear with fitted shutters, and door to the ensuite shower room.

### Ensuite Shower Room



Having a double walk-in shower enclosure, base units with inset wash basin and w/c with concealed cistern, heated towel rail, and double glazed window to the side.

### Bedroom Two

9'2" x 8'10" (2.80m x 2.70m)



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

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### Bedroom Three

10'2" max x 7'6" (3.10m max x 2.30m)



Currently utilised as a dressing room, having and double glazed window to the rear, and radiator

### Bedroom Four

10'9" x 8'6" max\* (3.30m x 2.60m max\*)



Having and double glazed window to the front, and radiator.  
\*Including bulk head of the stairs.

### Bathroom



A collection of base units with worktop over, tall store unit plus inset wash basin set, w/c with concealed cistern, short spa bath with panelled surround and shower and screen over, plus double glazed window to the side.

### Outside



Set to the corner of a quiet cul-de-sac and providing off road parking for several vehicles, side access, and access to the garage store.

### Garage Store\*

Having double glazed double door and door to the rear garden.  
\* The entrance width has been narrowed in comparison to a standard garage opening.

## Rear Garden



Having a block paved patio area leading to the steps rising to the upper tier with established borders and artificial lawn, all encompassed by metal fencing.



## Rear Elevation



## Council Tax

Wyre Forest DC - Band D.

## 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.

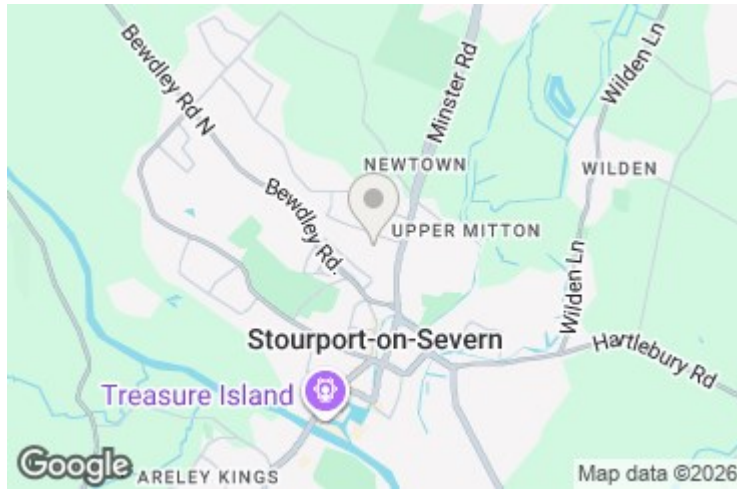
## Disclaimer

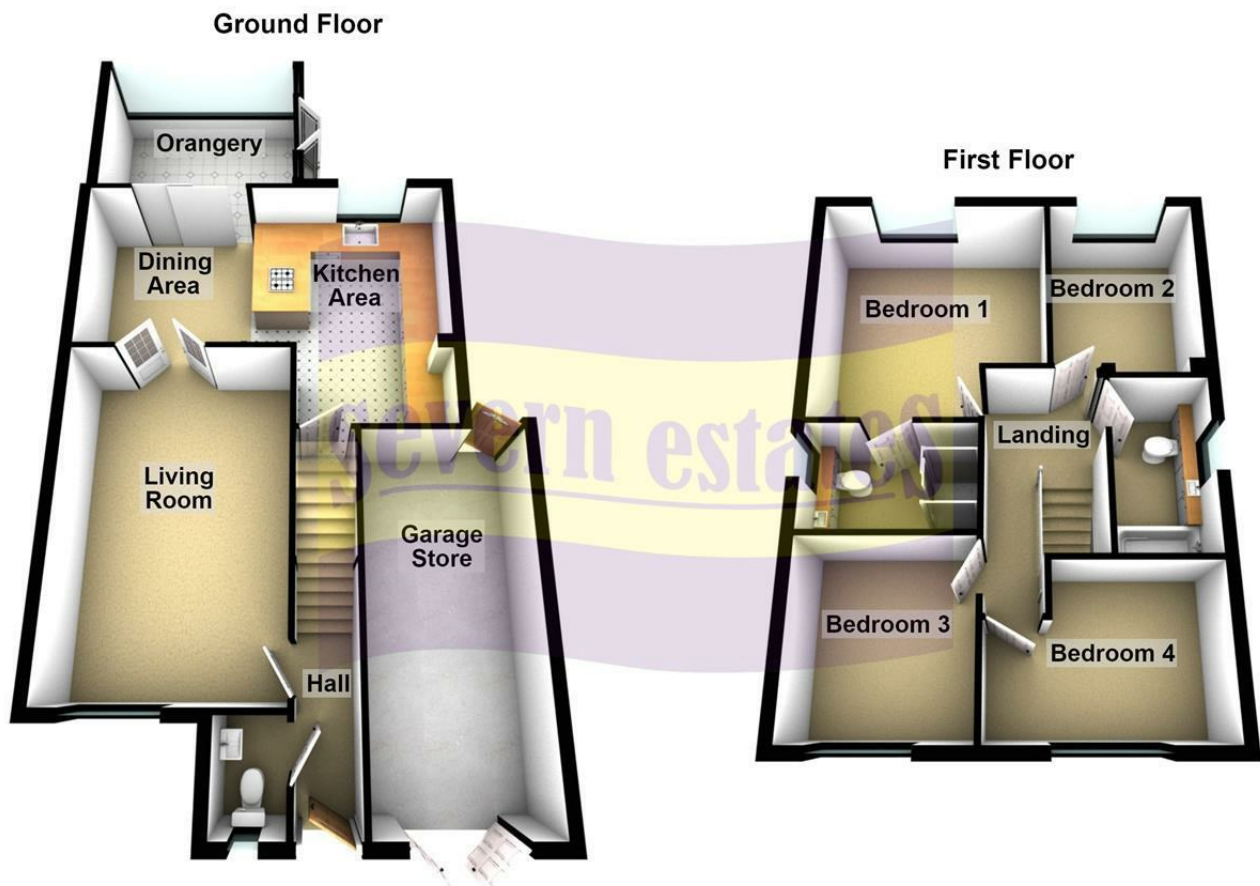
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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| Energy Efficiency Rating                    |                                                                                                              |           |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                      | Potential |
| Very energy efficient - lower running costs |                                                                                                              |           |
| (92 plus) <b>A</b>                          |                                                                                                              |           |
| (81-91) <b>B</b>                            |                                                                                                              |           |
| (69-80) <b>C</b>                            | 69                                                                                                           | 75        |
| (55-68) <b>D</b>                            |                                                                                                              |           |
| (39-54) <b>E</b>                            |                                                                                                              |           |
| (21-38) <b>F</b>                            |                                                                                                              |           |
| (1-20) <b>G</b>                             |                                                                                                              |           |
| Not energy efficient - higher running costs |                                                                                                              |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |