



## 83 Windermere Way, Stourport-On-Severn, DY13 8JS

This semi-detached house is situated along this highly sought after well regarded location which offers great access to the local amenities close by including Burlish Primary School, Stourport High School, convenience shop, main road networks leading to Bewdley, Kidderminster, and the Town Centre, plus the beautiful Burlish Top Nature Reserve great for those who enjoys walks or with dogs. The property would benefit from modernisation but offers a fabulous opportunity moving forward with the accommodation briefly comprising a lounge diner, and kitchen to the ground floor, two bedrooms, third bedroom ideal as a nursery, and bathroom to the first floor. Benefitting further from gas central heating, garage, off road parking, and a good sized rear garden. Early inspection is essential to avoid missing out.

EPC band TBC.  
Council Tax band C.

**Offers Around £210,000**

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### Entrance Door

Located to the side and opening to the hall.

### Hall

With stairs rising to the first floor landing, radiator, double glazed window to the front, and doors to the lounge diner, and kitchen.

### Lounge Diner

23'3" x 10'9" max, 7'10" (7.10m x 3.30m max, 2.40m)



### Lounge Area



Having a double glazed bay window to the front, radiator, coving to the ceiling, and feature gas fire with surround.

### Dining Area



With a double glazed window to the rear, coving to the ceiling, and radiator.

### Kitchen

8'10" x 7'6" (2.70m x 2.30m)



Fitted with base units with worksurface over, single drainer sink unit, space for domestic appliance, plumbing for washing machine, part tiled walls, understairs storage cupboard, double glazed window to the rear, and door to the garage.

### First Floor Landing

With a double glazed window to the side, and doors to all bedrooms, and bathroom, plus loft hatch.

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### Bedroom One

13'1" max x 11'1" max (4.00m max x 3.40m max)



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

### Bedroom Three

6'2" x 6'2" (1.90m x 1.90m)



Ideally used as a nursery, office, or occasional bedroom, having a double glazed window to the side, and radiator.

### Bedroom Two

10'2" x 10'2" (3.10m x 3.10m)



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

### Bathroom



Fitted with a bath with tiled surround, pedestal wash basin, w/c, part tiled walls, airing cupboard, radiator, and double glazed window to the rear.

**Outside**



Having a block paved driveway providing off road parking and access to the garage, and lawn for garden.

**Garage**

With a folding door to the front, window to the rear, and door to the rear garden.

**Rear Garden**



Being laid mainly to lawn with slabbed patio area.

**Rear Elevation**



**Council Tax**

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.

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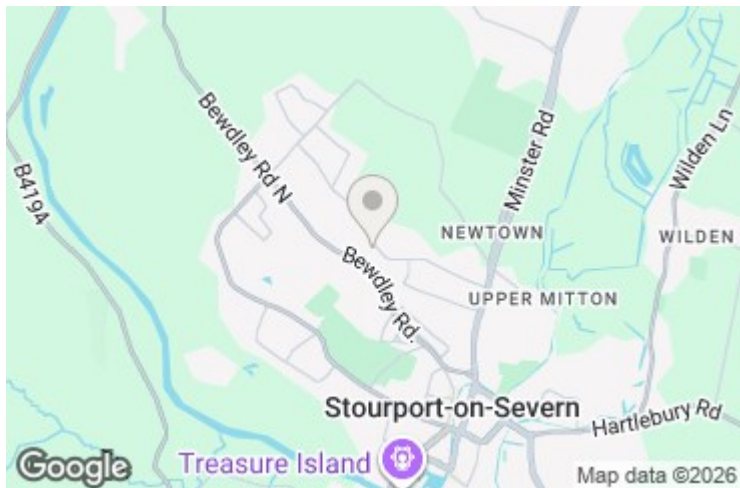
**Disclaimer**

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.

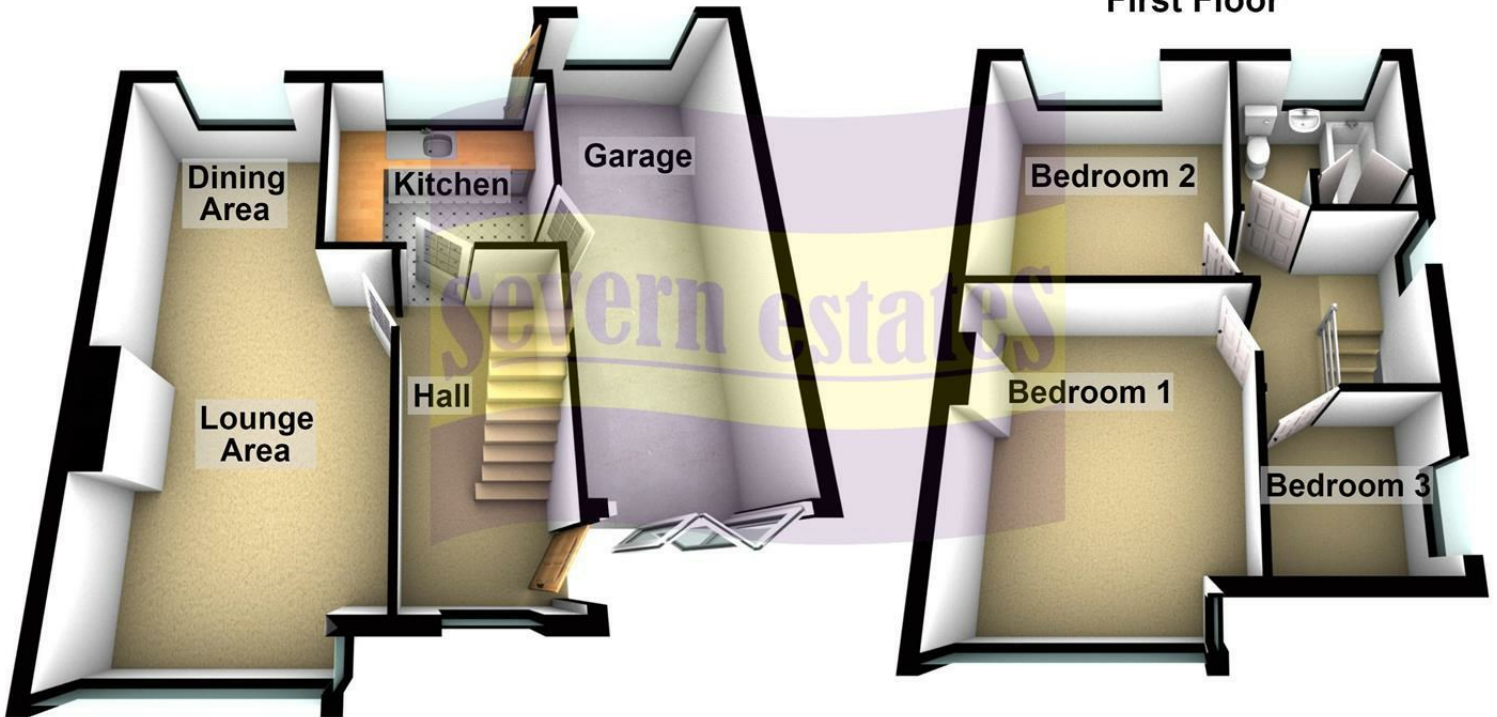
**RF-020726-V1.0**

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## Ground Floor

## First Floor



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