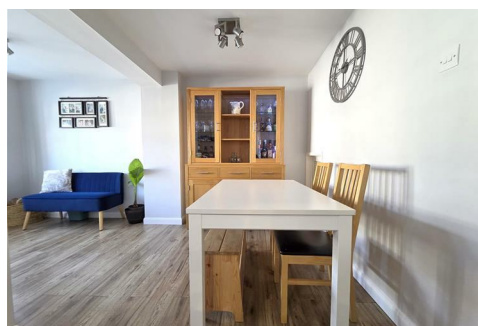




Severn Estates
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144A Redstone Lane, Stourport-On-Severn, DY13 0JL

Severn Estates are pleased to bring to market this wonderful family home situated along a private drive of just four detached houses and the great benefit of a large detached garage. The location enjoys a quiet position yet 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 and improved upon by the current owners the property comprises and versatile family living and dining space, kitchen, living room, conservatory, and cloakroom to the ground floor, three good sized bedrooms, and bathroom to the first floor landing. Benefitting immensely from a large detached garage, plus off road parking and rear garden. Internal inspection is essential to fully appreciate the property on offer.

EPC band - D.
Council Tax Band - C.

Offers Around £290,000

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Entrance Door

Opening to the entrance hall area.

Entrance Hall Area

Having an inset spot light, door to the cloakroom, and open to the reception area.

Family Living Space



A versatile living space to accommodate the flexibility of the modern family. Having lounge and dining areas, plus walkthrough to the kitchen.

Dining Area

10'9" x 6'10" (3.30m x 2.10m)



Being open plan to the dining area, rear hall, and walk-through to the kitchen.

Lounge Area

8'2" x 7'6" (2.50m x 2.30m)



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

Kitchen Area

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



Fitted with wall and base units having a complementary work surface over, built in oven, and hob with hood over, one and a half bowl sink unit with mixer tap, glass fronted display units, integrated fridge-freezer, built in washing machine, space for undercounter appliance, plumbing for slim-line-dishwasher, tiled splash backs, radiator, breakfast bar, double glazed window to the front and door outside, plus PIR sensored under unit LED lighting.

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Rear Hall

Having stairs to the first floor landing with storage cupboard beneath, radiator, and door to the living room.

Living Room

19'0" x 12'5" max, 10'9" min (5.80m x 3.80m max, 3.30m min)



Conservatory

9'10" x 9'6" (3.00m x 2.90m)



Having a double glazed window to the rear, radiator, and double glazed sliding patio door to the consevatory.

Having a brick base, with double glazed windows to the side and rear, double doors opening to the rear garden, and ceiling mounted fan with light,

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Cloakroom



Having a w/c, wash basin, part tiled walls, and double glazed window to the side.

First Floor Landing

With a window to the side, and doors to all bedrooms, and bathroom.

Bedroom One

14'1" x 9'6" (4.30m x 2.90m)



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

Bedroom Two

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



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

Bedroom Three

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



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

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Bathroom



Fitted with a white suite comprising a shower bath with shower and screen over, pedestal wash basin, w/c, tiled walls, radiator, heated towel rail, storage cupboard, and double glazed window to the front.

Rear Outlook

Location

Situated along a private driveway of just four detached houses.

Outside



Having a driveway and gravelled frontage, gated side access and access to the large.



Garage



With an up and over door to the front, and two windows to the side.

Rear Garden



Being laid mainly to lawn, with a lower patio area, inset entertaining area, and a artificial lawn to the end of the garden.



Rear Elevation



Declaration

This property belongs to an employee of Severn Estates.

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.

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.

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.

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.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	