



**Connells**

St. Davids Close  
Stourport-On-Severn



## Property Description

Nestled in a quiet, residential cul-de-sac in Stourport, boasting spacious gardens to the front and rear of the property! Public transport routes running near-by and commuting routes provide easy access to surrounding areas. Local schooling including nurseries, primary schools and Stourport High School sit within a 2 mile radius. On approach a tarmac driveway provides off-road parking and a large lawn with a hedge boundary, a pathway leading to the front door and gated access into the rear garden. Stepping inside, the entrance hall branches off to a spacious lounge, dining room and kitchen. To the first floor, you will find three good sized bedrooms and a shower room. Gas central heating and double glazing. Externally, St Davids Close benefits from an enclosed rear garden and a garage en bloc.

## Front Elevation

Driveway to the front providing off-road parking and a lawn area with a hedge boundary and pathway to the door.

## Entrance Hall

Offering built-in storage, fitted carpet, ceiling light point and a radiator.

## Lounge

17' 2" x 12' ( 5.23m x 3.66m )

Spacious lounge offering fitted carpet, a gas fire, two ceiling light points, two radiators and double glazed windows to the front and side.

## Kitchen

8' 8" x 8' 6" ( 2.64m x 2.59m )

Comprising wall and base units and ample work surface space, inset sink and drainer unit and space for a washing machine and fridge freezer. Built-in storage cupboard, vinyl flooring, partially tiled walls, ceiling light point and a double glazed window to the side and door to the rear.

## Dining Room

14' 3" x 8' 6" ( 4.34m x 2.59m )

Offering fitted carpet, ceiling light point, a radiator and a double glazed window to the rear. Stairs up to the first floor.

## First Floor Landing

Stairs up from the dining room onto the first floor landing with a built-in airing cupboard, fitted carpet, ceiling light point and a double glazed window to the side.

## Bedroom One

13' 5" x 9' 9" ( 4.09m x 2.97m )

Double bedroom offering fitted carpet, ceiling light point, a radiator and a double glazed window to the front.

## Bedroom Two

13' x 9' 11" ( 3.96m x 3.02m )

Double bedroom offering built-in storage, fitted carpet, ceiling light point, a radiator and a double glazed window to the rear.

### Bedroom Three

8' 5" x 7' 1" ( 2.57m x 2.16m )

Offering fitted carpet, ceiling light point, a radiator and a double glazed window to the front.

### Shower Room

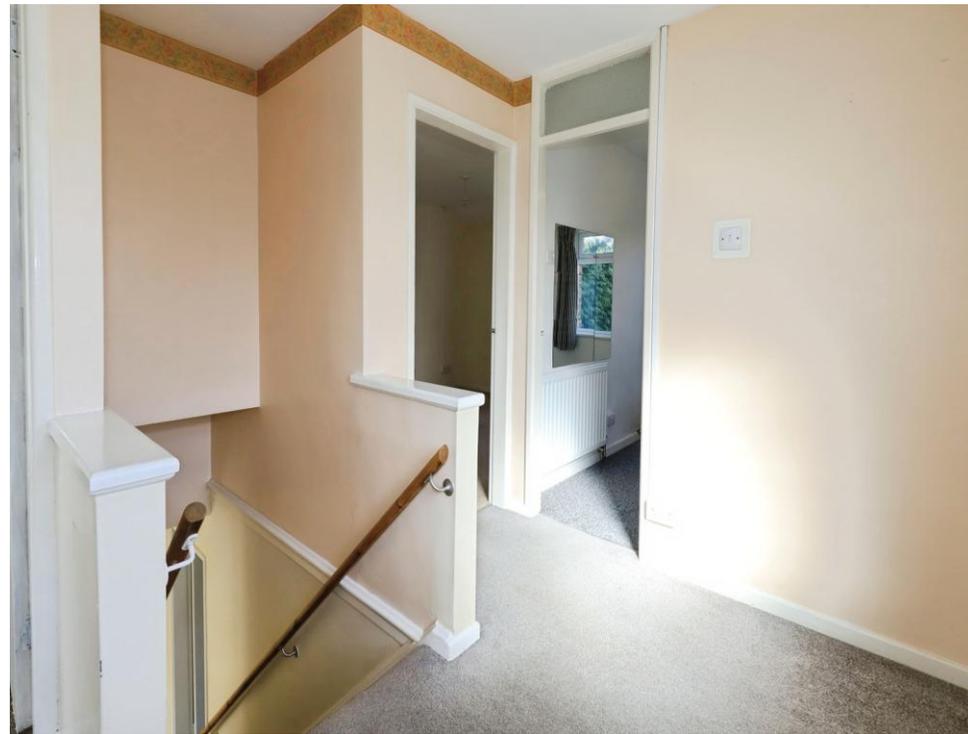
Comprising a wash hand basin, WC and a walk-in shower cubicle with a fitted glass screen. Tiled walls, vinyl flooring, ceiling light point, a radiator and a double glazed frosted window to the rear.

### Outside

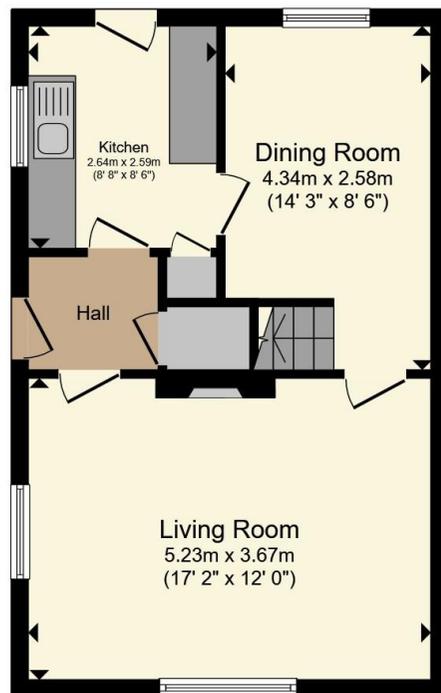
### Rear Garden

Enclosed garden offering a patio area and lawn with a wooden built shed at the rear.

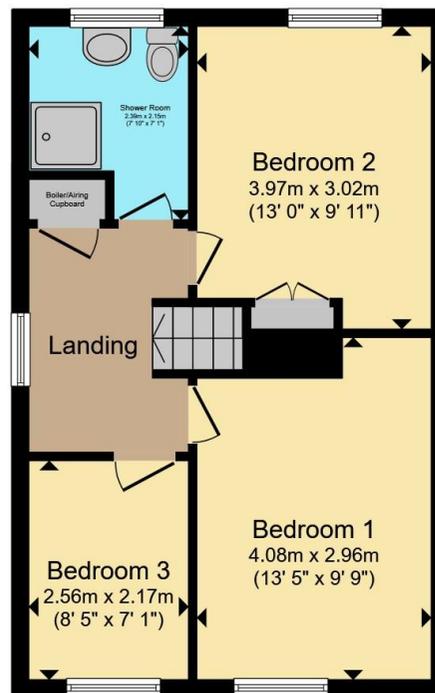








**Ground Floor**



**First Floor**

Total floor area 83.9 m<sup>2</sup> (903 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax Band: C

Tenure: Freehold

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