



## 8 Baldwin Gardens, Stourport-On-Severn, DY13 9GX

This modern terraced house is beautifully presented by the current owners and positioned in this quiet yet convenient location which grants easy access to the Town Centre, highly regarded Wilden Primary School, along with main road networks, and picturesque walks along the canal.

Being built circa 2010 in a quiet cul-de-sac of just 11 dwellings the internal accommodation briefly comprises a living room, kitchen and cloakroom to the ground floor, and two bedrooms and bathroom to the first floor. Benefitting further from double glazing, gas central heating, off road parking, and rear garden. Internal inspection is required to fully appreciate the property on offer.

EPC band C.  
Council Tax Band B

**Offers Around £210,000**

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### Entrance Door

Opening to the hall.

### Hall

Having stairs to the first floor landing with storage cupboard beneath, radiator and doors to the kitchen, living room, and cloakroom

### Kitchen

12'5" x 6'6" max (3.80m x 2.00m max)



Fitted with wall and base units having a complementary worksurface over, single drainer sink unit with mixer tap, built in oven and hob with hood over, integrated fridge-freezer, plumbing for washing machine, tiled splash backs, radiator, and double glazed window to the front.



### Living Room

13'9" x 13'1" (4.20m x 4.00m)



Having double glazed sliding doors to the rear garden, feature electric fire with surround and radiator.



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### Cloakroom



Having a pedestal wash basin, w/c, radiator, and double glazed window to the front.

### First Floor Landing

With doors to both bedrooms, and bathroom, plus loft hatch.

### Bedroom One

13'1" x 10'5" (4.00m x 3.20m)



Having two double glazed windows to the rear, and radiator.

### Bedroom Two

10'2" to w/robe x 9'2" (3.10m to w/robe x 2.80m)



Having a double glazed window to the front, fitted wardrobe with sliding mirrored doors, radiator, and airing cupboard,

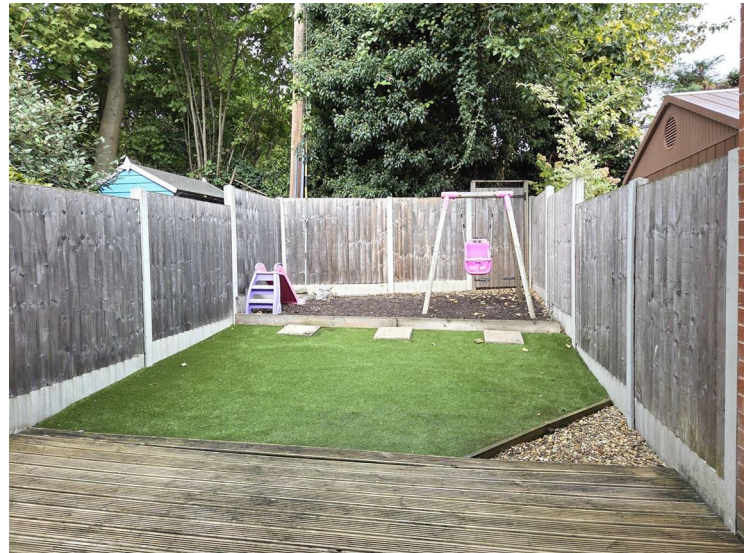
### Bathroom

Fitted with a white suite comprising a bath with shower and screen over, wash basin set to base unit, w/c, tiled walls with integrated shelving, and heated towel rail.

### Outside

With allocated parking.

### Rear Garden



Having a decked area to the rear of the property leading to the artificial lawn, and a further barked area.

### Council Tax

Wyre Forest DC - Band B.

### 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.

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### 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

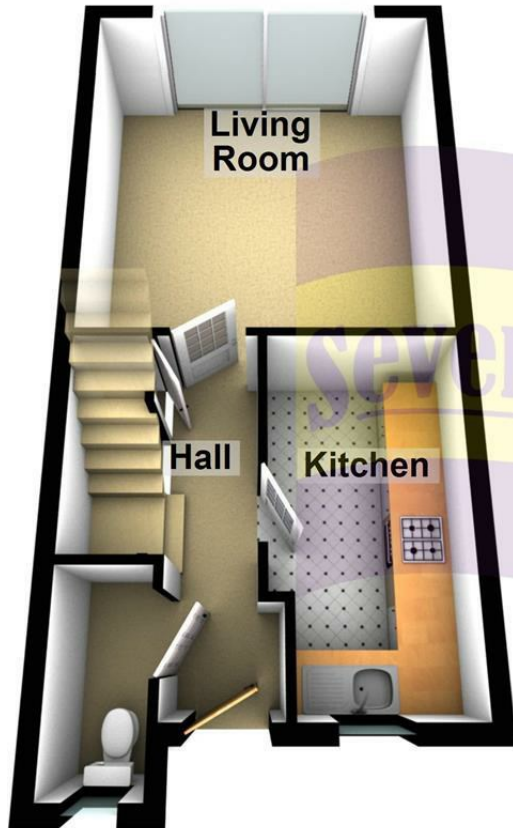
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-041025-V1.0



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</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	