



195 Windermere Way, Stourport-On-Severn, DY13 8PY

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. Having been lovingly cared for over the years the property is ideal for families with the accommodation briefly comprises a living room, dining room, kitchen, and conservatory to the ground floor, three bedrooms and bathroom to the first floor. Benefitting further from gas central heating, double glazing, garage, off road parking, and a beautiful rear garden. Early inspection is essential to avoid missing out.

EPC band TBC.
Council Tax band C.

Offers Around £279,950

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Entrance Door

Opening to the porch.

Porch

With door to the hall.

Hall

Having stairs to the first floor landing, radiator, and door to the kitchen.

Kitchen

13'5" x 6'10" (4.10m x 2.10m)



Initially opening to a lobby area with understairs storage cupboard, opening to the main kitchen which comprises wall and base units with complementary work surface over, single drainer sink unit with mixer tap, built in oven and hob with extractor fan over, tiled walls, space for built in washing machine, integrated dishwasher, fridge, and freezer, radiator, double glazed window to the rear, door to the rear garden, and doorway to the dining room.

Dining Room

11'5" x 8'10" (3.50m x 2.70m)



Having a door to the living room, radiator, and sliding patio door to the conservatory.

Living Room

15'5" into bay x 11'5" (4.70m into bay x 3.50m)



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

Conservatory

9'6" x 7'6" (2.90m x 2.30m)



Accessed from the dining room, having double glazed windows to the side and rear, and sliding patio door to the rear garden.

First Floor Landing

With doors to all bedrooms, bathroom, plus loft hatch.

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Bedroom One

13'9" into bay x 11'5" (4.20m into bay x 3.50m)



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

Bedroom Two

11'5" x 11'1" (3.50m x 3.40m)



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

Rear Garden Overview



Bedroom Three

7'10" x 7'6" (2.40m x 2.30m)



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

Bathroom



Fitted with a bath, w/c, pedestal wash basin, shower enclosure with tiled surround, radiator, and double glazed window to the rear.

Rear Garden



A fine feature of the property is the generous sized and incredibly well manicured rear garden. Having a patio area with steps to the decorative gravelled and back section with a summer house. Pathway leads through to the lawn. All encompassed by well stock and cared for borders.

Outside



Having a driveway providing ample off road parking, gated side access, and access to the garage.

Garage

With an up and over door to the front.



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.

Floorplan

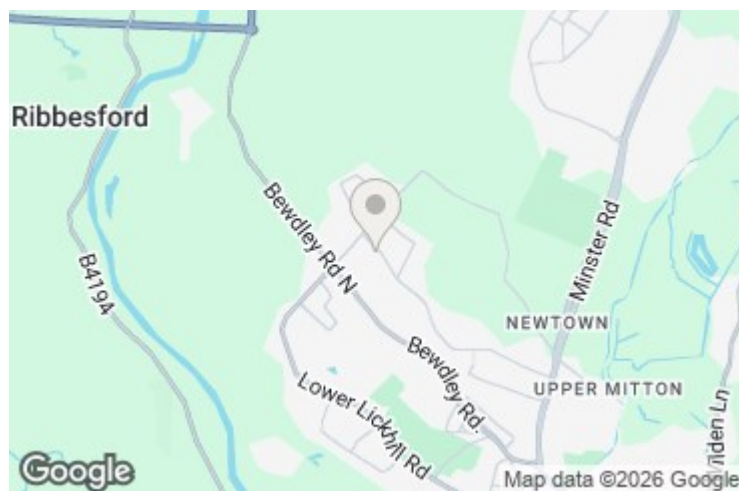
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Disclaimer

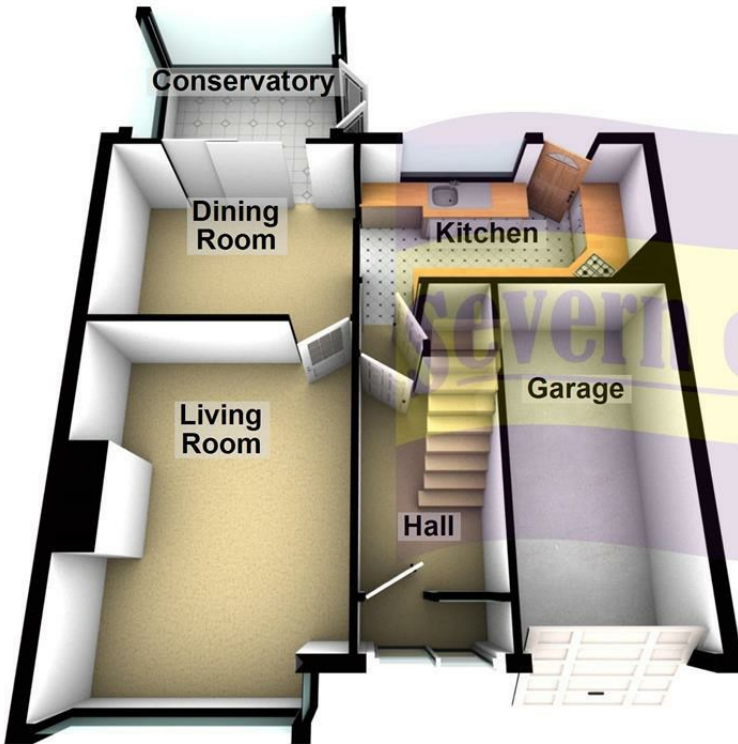
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

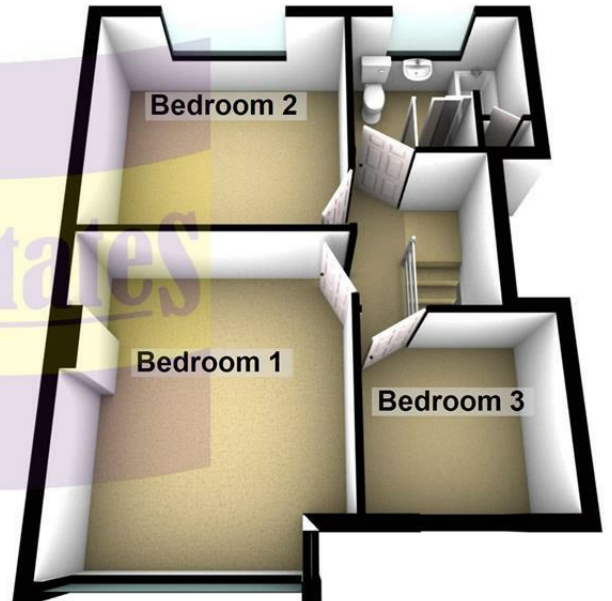
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Ground Floor



First Floor



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