11 Kingsway,
Stourport-On-Severn
DY13 8LH

Guide Price £315,000

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11 Kingsway

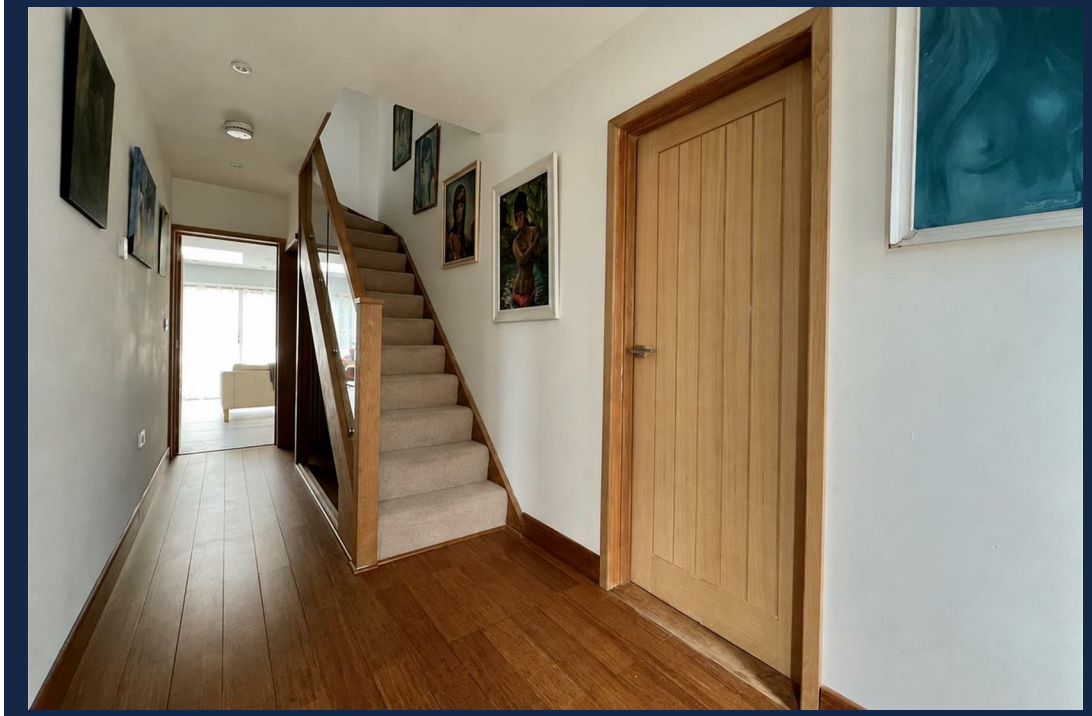
A thoroughly modernised three bedroom semi-detached home on Kingsway in Stourport- this lovely property is ideal for families looking for a home that is ready to move into.

The modern kitchen diner with bespoke kitchen island and breakfast bar, and bifold doors out to the garden is an excellent entertaining space, especially during the warmer months bringing the outside, in. The main living room with feature floating fireplace creates a cosy space to branch out, along with a further reception room that could be used as an office, snug or as a fourth bedroom. The utility and w.c. completes the ground floor.

Upstairs, there are three bright and airy bedrooms and the modern house bathroom with both bath and walk in shower is perfect to relax after a long day.

The landscaped garden to the rear with tropical plants, pond and summerhouse is a tranquil space to unwind and enjoy hosting friends and family.

To arrange a viewing appointment, please contact our Hagley branch.



Hotpoint

Approach
Approached via block paved driveway with space for three vehicles, side access to the garden and door through into the entrance hall.

Entrance Hall
With hard wearing bamboo flooring and underfloor heating, oak and glass bespoke staircase and doors leading to:

Living Room 11'1" max 10'2" min x 15'1" max 5'2" min (3.4 max 3.1 min x 4.6 max 1.6 min)
With double glazed window to front, bamboo flooring with underfloor heating and feature biofuel fireplace.

Office/ Potential Fourth Bedroom 6'10" x 17'0" (2.1 x 5.2)
With double glazed window to front and bamboo flooring with underfloor heating.

Kitchen Diner 19'0" max 17'0" min x 18'4" max 8'6" min (5.8 max 5.2 min x 5.6 max 2.6 min)
With bifold doors to rear, skylight overhead and tiled flooring with underfloor heating. Featuring a variety of fitted wall and base units with worksurface over, one and a half bowl copper sink with Cople mixer tap and various Neff appliances such as a hob with extractor fan, oven and grill. Integrated appliances include a dishwasher, fridge and freezer and door leads through into the utility.

Utility 5'2" x 6'10" (1.6 x 2.1)
With door to side, tiled flooring and house boiler. There are fitted wall and base units with worksurface over, stainless steel sink and space and plumbing for white goods. Door leads through into:

W.C.
With obscured double glazed window to rear, tiled flooring, pedestal sink and w.c. There is also a large storage cupboard.

First Floor Landing
With access to the loft via hatch and doors leading to:

Bedroom One 11'1" max 9'2" min x 13'5" max 10'9" min (3.4 max 2.8 min x 4.1 max 3.3 min)
With double glazed window to front and central heating radiator.

Bedroom Two 11'1" x 10'9" (3.4 x 3.3)
With double glazed window to rear and central heating radiator.

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Bedroom Three 11'5" max 1'3" min x 11'1" max 7'6" min (3.5 max 0.4 min x 3.4 max 2.3 min)
With double glazed window to front and central heating radiator.

Bathroom
With obscured double glazed window to rear and Velux skylight to side, heated towel radiator and tiling to floor and walls. There is a large vanity with storage, hand wash basin and storage, alongside and fitted bath and separate walk in shower with drench head over and integral shelf.

Garden
With paved patio area and steps up to an Astro turf lawn, walled pond with mature tropical trees and further seating area with water feature. There is a shed for storage and summerhouse, along with established borders.

Tenure - Freehold
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax
Tax band is C.

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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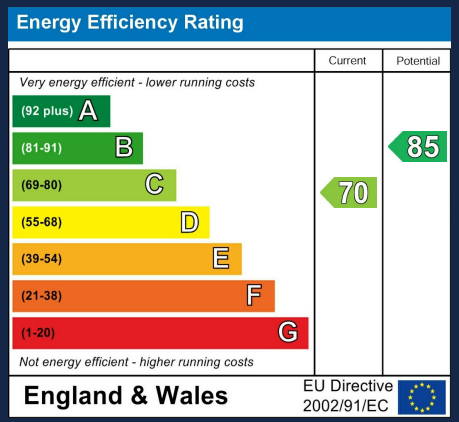
VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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