



8 Park Avenue, Stourport-On-Severn, DY13 8SH

Severn Estates are delighted to present this charming, characterful home in an enviable position overlooking the stunning War Memorial Park. This superb location offers direct access to the park, as well as convenient access to the town centre, primary schools, Stourport High School, bus stops, and major road networks.

Internal inspection is essential to appreciate the property to the fullest which offers incredibly flexible accommodation that comprises a bay fronted dining room, reception room, lounge, kitchen, laundry room, and cloakroom to the ground floor. Four bedrooms, ensuite shower room, and house bathroom to the first floor. Benefitting further from double glazing, beautiful rear garden with covered pergola, off road parking, and gas central heating.

A viewing of the property is the only way to fully appreciate the charm and finish of the property along with its desirable outlook.

EPC - band TBC.
Council Tax - Band C.

Offers Around £350,000

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Entrance Door



With double glazed side panels and opening to the porch area.

Porch Area

Having archway with exposed brick work to the hall.

Hall

With stairs to the first floor with storage cupboard beneath, coving to the ceiling, radiator, and doors to the dining room, reception room, and kitchen area.

Dining Room

15'1" max into max x 11'9" (4.60m max into max x 3.60m)



Having a double glazed bay window to the front with window seat, feature fire place with double doors (suitable for electric fire, current fire will remain), picture rail, and radiator.



Reception Room

17'0" x 8'2" (5.20m x 2.50m)



A versatile room ideal for a hobby room, additional sitting room, office, or potentially a ground floor bedroom. Having a double glazed window to the front, door to the kitchen, picture rail, and radiator.

Kitchen



The bespoke kitchen expands across a number of different areas but offers a well planned layout along with functionality. Having a variety of wall and base units with solid work surface over, tall storage cabinets, built in double bowl butlers style sink with mixer tap, space for 'Range' style oven and splash back - current Belling oven and hood to be included within the sale of the property, recess for fridge-freezer - current fridge-freezer to be included within the sale of the property, plumbing for domestic appliance, double glazed window to the side, open plan to the lounge, doors to the laundry room, and rear lobby.



Lounge

13'5" x 11'9", plus 8'2" x 5'2" (4.10m x 3.60m, plus 2.50m x 1.60m)



Having a feature log burner inset to chimney breast with exposed brick work, built in bookshelf and display unit, coving

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to the ceiling, radiator, double glazed double doors with side panels open to the rear garden, plus skylight to the rear.



Cloakroom



Fitted with a w/c, wash basin set to base unit, radiator, heated towel rail, and double glazed window to the side.

Laundry Room



Fitted with wall and base units with worksurface over, space for undercounter appliance, plumbing for washing machine, tiled flooring, radiator, skylight, and door to the rear workshop.

First Floor Landing

With doors to all bedrooms, bathroom, coving to the ceiling, and loft hatch with fold-out ladder.

Rear Lobby

With doors to the pantry, cloakroom, and rear garden.



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Bedroom One

15'1" x 8'2" (4.60m x 2.50m)



Having a double glazed window to front overlooking the War Memorial Park, fitted wardrobes, radiator, picture rail, and door to the ensuite shower room.

Bedroom Two

12'1" x 11'9" (3.70m x 3.60m)



Having a double glazed window to front overlooking the War Memorial Park, radiator, and built in wardrobe with sliding mirrored doors.

Ensuite Shower Room



Fitted with a shower enclosure with tiled surround, wash basin set to base unit, w/c, and double glazed window to the side.



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Bedroom Three

13'5" max x 11'9" max (4.10m max x 3.60m max)



Having a double glazed window to the rear, radiator, and walk-in wardrobe.

Bedroom Four

8'6" x 5'10" (2.60m x 1.80m)

Would make an ideal nursery occasional bedroom or home office. Having a double glazed window to the front, and radiator.

Bathroom



Fitted with a suite comprising a corner bath with shower attachment to the taps and tiled surround, separate shower enclosure with tiled surround, base units with worktop over built-in sink, bidet, and w/c with concealed cistern. Plus airing cupboard, radiator, and double glazed window to the rear.



Rear Workshop

Having a door to the rear garden.

Outside



Having a driveway providing off road parking.



Rear Garden



The garden is best appreciated in person, offering a mature, established setting with a patio leading onto the lawn, well-stocked borders, raised planters, and fruit trees. To the rear of the house is a superb covered pergola which provides an ideal space for entertaining and BBQs.



Pergola



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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.

Local Area



Fixtures & Fittings

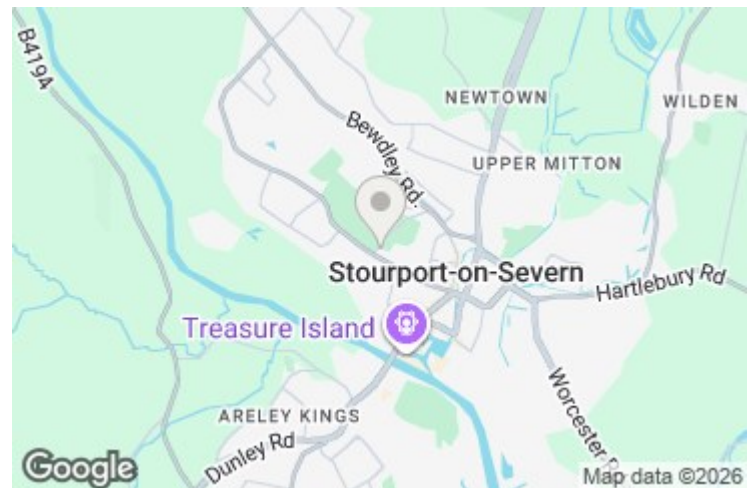
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

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.

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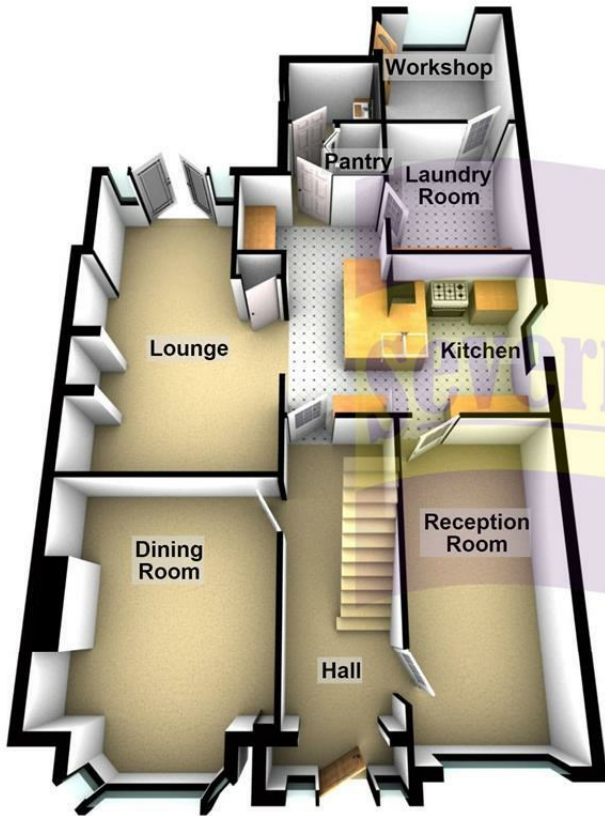


Council Tax Band

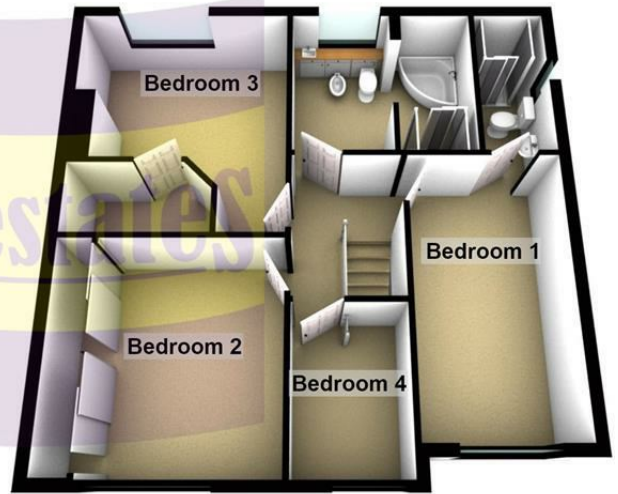
Wyre Forest DC - Council Tax Band C*

* Improvement indicator = Yes.

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	