



18 Kylemilne Way, Stourport-On-Severn, DY13 9NA

This semi-detached house is situated along this highly sought after location on the Hartlebury side of Stourport on Severn it offers fantastic access to Hartlebury Common, great for those who enjoy walks, the highly regarded Wilden All Saints Primary School, along with access to the main road networks leading to the Town Centre, and Kidderminster. The accommodation has been well cared for by the current owner and briefly comprises a dual aspect lounge diner, and refitted kitchen to the ground floor, three good sized bedrooms, and refitted shower room to the first floor. The property benefits further from double glazing, gas central heating, off road parking, and garage. Call today to book your viewing!

EPC band D.
Council Tax Band C.

Offers Around £250,000

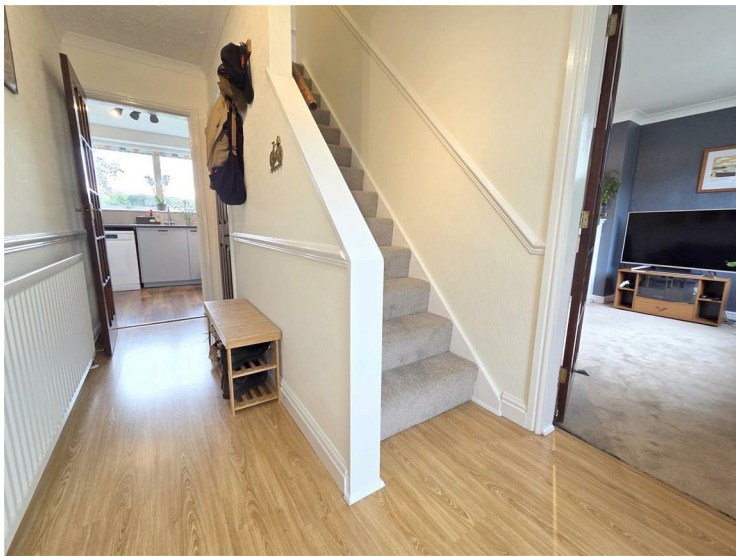
Entrance Door

Sliding door opening to the porch.

Porch

With side panel and opening to the hall.

Hall



Having stairs to the first floor landing with storage cupboard beneath, coving to the ceiling, radiator, and doors to the lounge diner, and kitchen.

Lounge Diner

20'8" x 12'1" (6.30m x 3.70m)



Being dual aspect with a double glazed window to the front, sliding patio door to the rear garden, feature electric fire with surround, radiator, and coving to the ceiling.

Lounge Area



Dining Area



Kitchen

9'10" x 8'2" (3.00m x 2.50m)



Fitted with wall and base units having a complementary

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worksurface over, single drainer sink unit with mixer tap, space for domestic appliance with hood over, plumbing for washing machine and dishwasher, vertical radiator, double glazed window to the rear, and door to the rear porch.



Rear Porch

With tiled flooring, and doors to the garage and rear garden.

First Floor Landing

Having doors to all bedrooms and shower room, plus loft hatch and coving to the ceiling.

Bedroom One

12'1" x 12'1" (3.70m x 3.70m)



Having a double glazed window to the front, vertical radiator, and doorway to the storage cupboard.

Bedroom Two

15'1" max, 8'10" min x 8'2" max, 5'6" min (4.60m max, 2.70m min x 2.50m max, 1.70m min)



With two double glazed windows to the rear, coving to the ceiling, and radiator.



Bedroom Three

12'1" x 6'10" (3.70m x 2.10m)



Having a double glazed window to the front, storage cupboard, and radiator.

Rear Garden



Being laid mainly to lawn with side path and patio area spanning the rear of the property.

Shower Room



Having been refitted to comprise a shower enclosure with panelled surround, wash basin set to base unit, w/c, double glazed window to the rear, heated towel rail, tiled walls and flooring, under floor heating, and storage cupboard.

Outside

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

Garage

With a one and two thirds door to the front, and door opening to the rear porch.



Rear Elevation



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

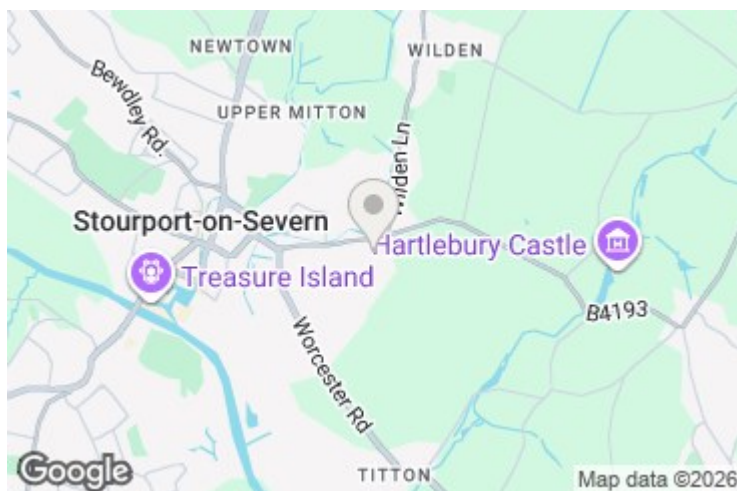
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Disclaimer

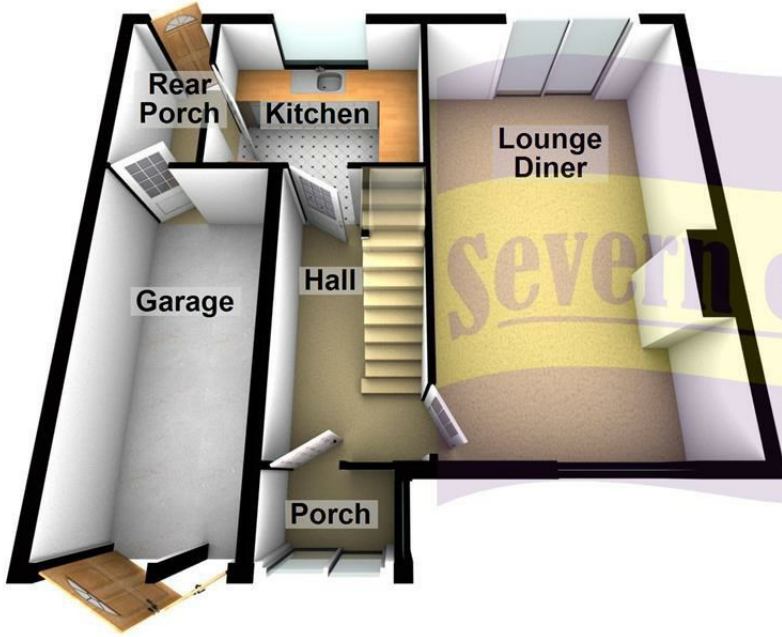
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

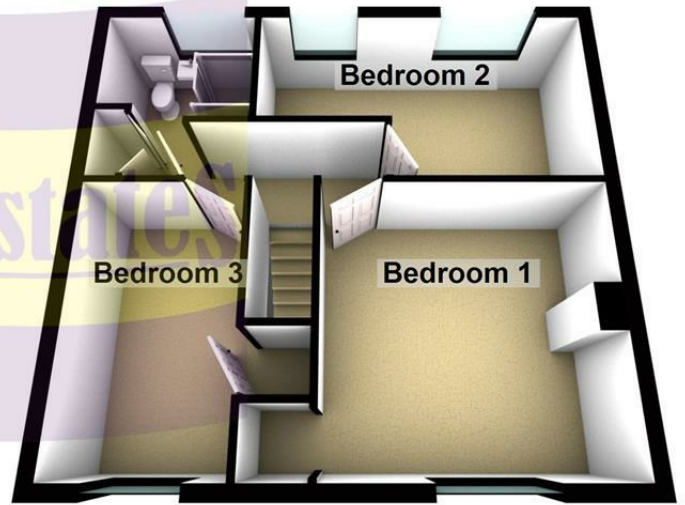
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	