

16 Seven Hills Drive, Stourport-On-Severn, DY13 0LP

Offers Over £295,000







WALTON & HIPKISS

16 Seven Hills Drive
Stourport-On-Severn
DY13 0LP


3


0


0


D

Kitchen
This kitchen features a modern design with light grey cabinetry and contrasting dark countertops. It is well-equipped with built-in appliances including a double oven and a stainless steel extractor hood. The space benefits from natural light through a window over the sink, and the flooring is finished in a wood-effect laminate, which extends throughout the kitchen and dining area. A small dining table with four chairs fits comfortably, making it a practical space for meals.

Living Room
This living room offers a bright and airy space with large sliding patio doors that open directly onto the rear garden patio, flooding the room with natural light. The room is decorated in neutral tones with a feature wallpaper around the chimney breast, which houses a modern stove-style fireplace. The flooring continues the wood-effect laminate from the kitchen, adding a cohesive flow between the two rooms. The comfortable seating arrangement and the placement of the television provide a welcoming environment for relaxation and entertaining.

Bedroom 1
This bedroom is softly decorated with a light and neutral colour scheme, complemented by a feature wallpaper. It includes a double bed positioned against the wall under a window, with bedside tables and storage furniture such as a chest of drawers and a wardrobe with mirrored doors. The room is carpeted, providing a cosy and comfortable atmosphere. A wall-mounted television adds a modern touch.

Bedroom 2
This bedroom has a youthful and personalised feel with a single bed dressed in dark purple bedding. The room features light carpeting and a large window that allows plenty of daylight. There is a matching set of white furniture, including a chest of drawers and a desk, making it a practical space for study or relaxation.

Bedroom 3
A smaller bedroom or nursery, this room is fresh and bright with a light grey carpet and a patterned accent wall. There is a small sofa bed with cushions and a collection of toys, making it a cosy and inviting space for a child or guest.

Bathroom
The bathroom is fitted with a white suite including a bath with a shower attachment, a pedestal wash basin, and a close-coupled toilet. Neutral tiling lines the walls and floor, creating a clean and fresh space. A heated towel rail is installed, and a frosted window provides natural light while ensuring privacy.

Rear Garden
The rear garden is low maintenance, featuring a wide paved patio area that extends from the back of the house. Beyond this lies a large section covered in white gravel with a central paved square holding a dining table and chairs, perfect for outdoor dining and entertaining. The garden is enclosed with painted wooden fencing and bordered with various potted plants, creating a private and peaceful outdoor space.

Anti-Money Laundering Regulations
In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to conduct these checks securely on our behalf.
Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.
A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards. Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction. Should you have any questions regarding this process, please



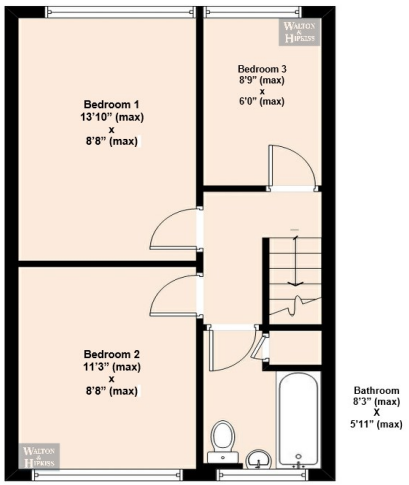
do not hesitate to contact our office, where a member of our team will be happy to assist.



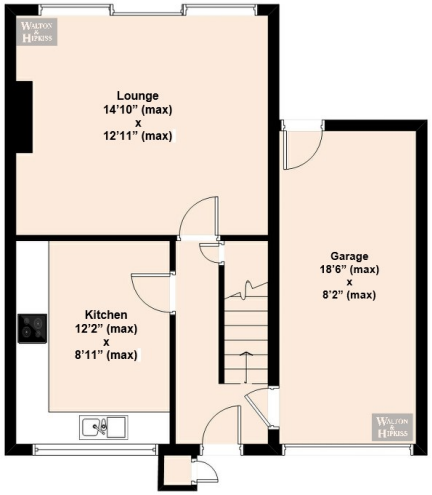






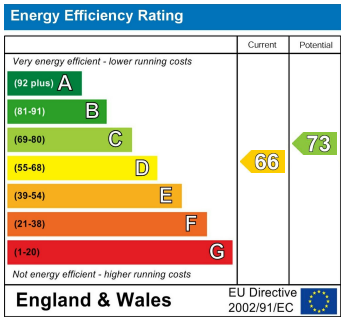


This floor plan is copyright of Walton & Hipkiss. The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale.



This floor plan is copyright of Walton & Hipkiss. The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale.

IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale.
All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.



EPC Rating: D
Council Tax Band: C

CONTACT

55 Oxford Street
Kidderminster
Worcestershire
DY10 1BJ

E: koffice@waltonandhipkiss.co.uk
T: 01562 519777
https://www.waltonandhipkiss.co.uk/

WALTON & HIPKISS