



### 22 Harebell Close, Stourport-On-Severn, DY13 8EF

We are delighted to offer For Sale this nearly new semi detached family home situated upon the 'Windermere Grange' development, by Taylor Wimpey, off Coniston Crescent. This excellent property has a pleasant frontage and overlooks the Burlish Meadows Nature Reserve. The accommodation has been well maintained and comprises of a lounge, breakfast kitchen and cloakroom to the ground floor, three bedrooms and bathroom to the first floor. The property benefits further from a gas central heating system, double glazing, private shared driveway providing parking for two cars with an E.V charging point and remaining NHBC warranty. Early viewing is a must to avoid missing out on this delightful home.

Council Tax Band C.

EPC Band B

**Offers Around £285,000**

## 22 Harebell Close, Stourport-On-Severn, , DY13 8EF

### Entrance Door

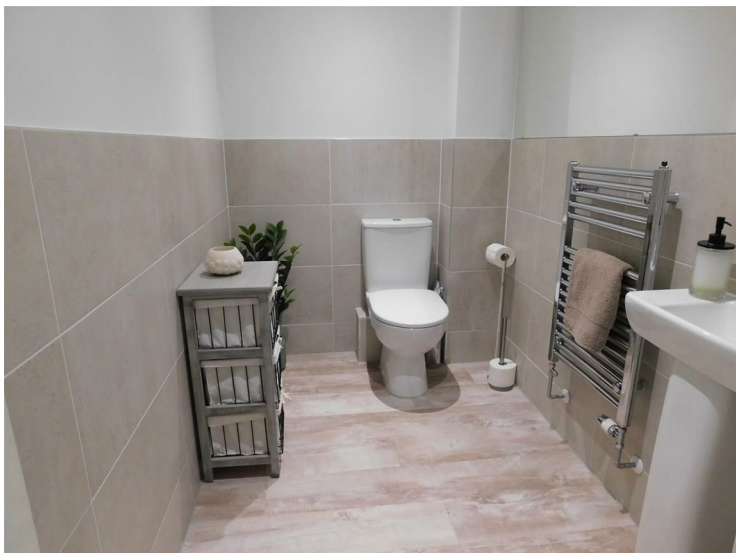
Opens into the reception hall.

### Reception Hall

Having a staircase to the first floor landing, radiator, doors to storage cupboard, lounge, kitchen and cloakroom.

### Cloakroom

7'2" x 4'11" (2.2m x 1.5m)



Having a white suite comprising of a pedestal wash hand basin, W/C, part tiled walls, heated towel rail and inset spot lights.

### Lounge

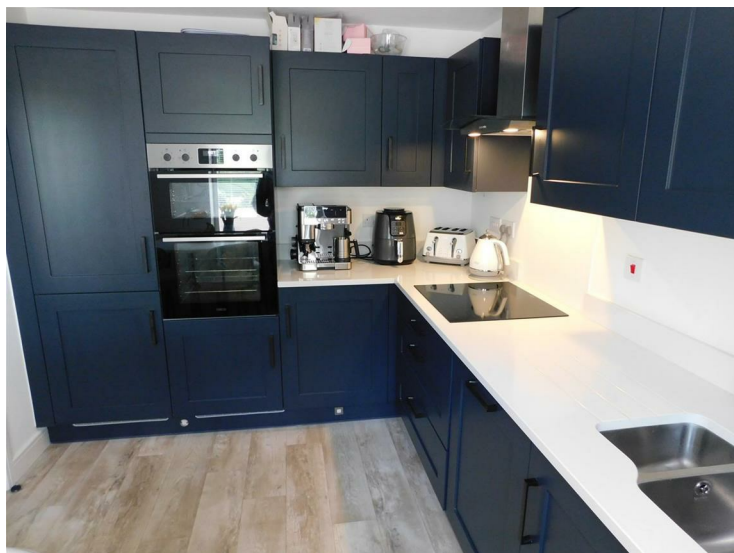
15'8" x 12'5" min (4.8m x 3.8m min)



Having double glazed double doors to the rear with side panels giving access to the rear garden and a radiator.

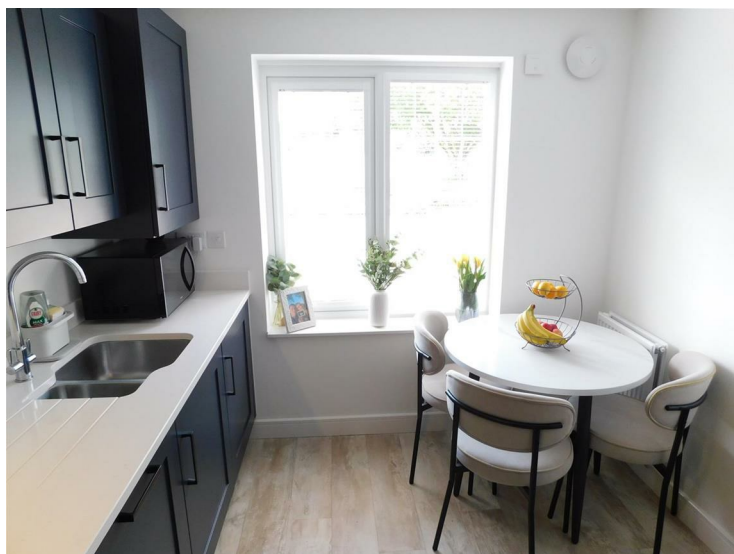
### Breakfast Kitchen

11'5" x 8'10" (3.5m x 2.7m)



Fitted with wall and base cabinets with complimentary work surface over, one and a half bowl sink unit with mixer tap, built in double oven with induction hob, integrated fridge / freezer and dishwasher, wall mounted gas central heating boiler, double glazed window to the front and radiator.

### Breakfast Kitchen



### First Floor Landing

Having door to a storage cupboard, access to the loft hatch, doors to the bedrooms and the bathroom.

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### Bedroom One

14'1" max to wardrobe 12'1" min x 10'5" (4.3m max to wardrobe 3.7m min x 3.2m)



Having two double glazed windows to the front, built in wardrobes and a radiator.

### Bedroom Two

11'1" x 8'2" max 6'6" min (3.4m x 2.5m max 2.0m min)



Having a double glazed window to the rear, built in storage and radiator.

### Bedroom Three

11'9" x 7'6" max 6'2" min (3.6m x 2.3m max 1.9m min)



Having a double glazed window to the rear and radiator.

### Bathroom

7'2" x 6'2" (2.2m x 1.9m)



Having a white suite comprising of a panel bath having a shower and screen over, pedestal wash hand basin, W/C, part tiled walls, tiled flooring and inset spot lights.

### Outside

Having a block paved driveway for two cars and fitted with a wall mounted E.V Charging point.

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### Rear Garden



Having a Paved patio leading to a lawn area and a side access gate.

### View



### Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

### 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.

### Council Tax Band

Wyre Forest District Council Band C.

### 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.

### 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.

### 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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