



37 Buttermere Road, Stourport-On-Severn, DY13 8NY

This well presented end terrace house is situated within a cul-de-sac position upon the highly sought after Burlish Park estate which grants easy access to the highly regarded Burlish Primary School primary along with Stourport High School in addition to Burlish Top Nature reserve, convenience store and the main road networks leading to the Town Centre, Bewdley & Kidderminster. The property is ideal for first-time-buyers and must be viewed to be fully appreciated, with the internal accommodation briefly comprising a spacious lounge diner, and kitchen to the ground floor, three bedrooms and a shower room to the first floor. Benefitting further from an incredibly useful side storage/shed, garage en-bloc, gas central heating, double glazing, and rear garden. Call today to book your viewing to avoid missing out!

EPC Band D.
Council Tax Band B.

Offers Around £220,000

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Entrance Door

Opening to the porch.

Porch

With door leading to the hall and double glazed windows to the front and side.

Hall



With stairs to the first floor landing, radiator, coving to the ceiling, doorway to the kitchen, and door to the lounge diner.

Kitchen

14'1" x 6'10" (4.30m x 2.10m)



Fitted with wall and base units having a worksurface over, single drainer sink unit with mixer tap, space for domestic appliance with extractor fan over, part tiled walls, radiator, breakfast bar, and double glazed window to the front.



Lounge Diner

18'0" max x 13'1" max (5.50m max x 4.00m max)



With a feature electric fire with surround, radiator, coving to the ceiling, understairs storage cupboard, and sliding patio door to the conservatory.



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Lounge Area



First Floor Landing

With doors to all bedrooms and shower room, plus coving to the ceiling.

Bedroom One

13'1" x 10'9" (4.00m x 3.30m)



Having a double glazed window to the rear, coving to the ceiling, and radiator.

Bedroom Two

13'1" x 6'10" (4.00m x 2.10m)



Having a double glazed window to the front, coving to the ceiling, airing cupboard, and radiator.

Dining Area



Conservatory



With double glazed windows to the side and rear, and sliding patio door to the rear garden.

Bedroom Three

9'2" x 5'10" (2.80m x 1.80m)



Having a double glazed window to the front, coving to the ceiling, and radiator.

Shower Room



Fitted with pedestal wash basin, w/c, shower enclosure, tiled walls, storage cupboard, and extractor fan.

Outside



Having a lawn frontage with doors to the porch and side storage/shed.

Rear Garden



Having a patio area from the conservatory leading to the lawn with borders, plus door to the side storage/shed.

Rear Elevation



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.

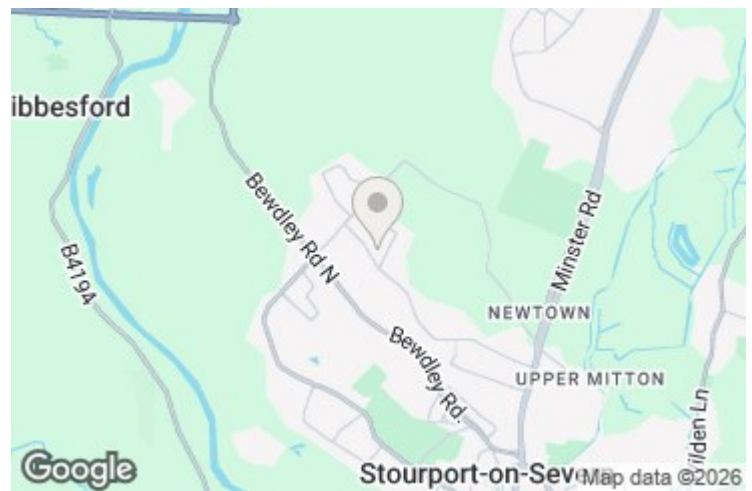
Side Storage / Shed

A useful space with doors to the front and rear, plus plumbing for washing machine.

Garage



RF-010726-V1.0



Situated en-bloc with an up and over door to the front.

Council Tax

Wyre Forest Band B.

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.

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

