

46 Heightington Place, Stourport-On-Severn, DY13 0BE

Offers Over £400,000







WALTON & HIPKISS

46 Heightington Place
Stourport-On-Severn
DY13 0BE

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Nestled in the charming area of Heightington Place, Stourport-On-Severn, this delightful house offers a perfect blend of comfort and style.

Kitchen/ diner
19'3" x 12'1"
Spanning a generous area, this kitchen/diner is modern and bright with a clean, sleek design. It features a large central island in a dark finish, perfect for casual dining or meal preparation, complemented by stylish grey cabinetry and integrated appliances. The space benefits from abundant natural light streaming in through a skylight and wide bi-fold doors that open out onto the patio and garden beyond, creating a seamless indoor-outdoor flow ideal for entertaining.

Lounge
19'8" x 11'9"
This spacious lounge offers a warm and inviting atmosphere with a stylish parquet floor that adds texture and character. A wide opening connects it to the kitchen/diner, enhancing the flow between living and dining spaces. The room features a built-in media wall with shelving and a mounted television, providing a cosy spot for relaxation and entertainment.

Snug
11'9" x unspecified
A comfortable snug room, arranged to offer a private and cosy retreat. It accommodates a sizeable corner sofa and is naturally lit by windows on two sides, making it a flexible space for quiet evenings or casual gatherings.

Dining Room
11'9" x 9'6"
This dining room features a bay window that allows plenty of natural light to fill the room, creating a bright and welcoming space. It is well suited for family meals or entertaining guests in a slightly more formal setting, adjacent to the lounge for easy access and flow.

Bedroom 1
12'1" x 11'8"
The main bedroom offers a peaceful, restful space with soft carpeting and a vaulted ceiling that enhances the feeling of light and space. It is furnished with a sturdy wooden bed frame, matching bedside tables, and a wardrobe, while a chaise longue adds a touch of comfort for a reading or relaxing spot by the window.

Bedroom 2
12'1" x 9'6"
Bedroom 2 is a bright and welcoming room with soft carpeting and a window offering garden views. The space comfortably fits a bed and features a neutral decor that makes it versatile for various uses, whether as a guest bedroom or a child's room.

Bedroom 3
11'9" x 9'6"
This bedroom is comfortably sized and well-lit, featuring a window and a skylight that allow natural light to brighten the space. Furnished with a bed and wooden chest of drawers, it offers a cosy and peaceful environment.

Bedroom 4
11'9" x 7'10"
Bedroom 4 offers a compact yet comfortable space with neutral carpeting, a window providing natural light, and enough room for a bed and essential furniture. It would work well as a smaller bedroom, guest room, or study space.







Bathroom
9'10" x 5'6"
The main bathroom offers a stylish design with a freestanding bathtub as a focal point, complemented by a stone-effect tiled wall that adds texture and warmth. The room is finished with a tiled floor and includes a toilet and radiator, creating a relaxing and practical space for daily use.

Shower Room
unspecified
This shower room is modern and compact, featuring wall tiles in neutral tones with a weathered wood effect. It includes a corner shower enclosure and a toilet, combining style and functionality in a small footprint.

Rear Garden
unspecified
The garden is thoughtfully landscaped over multiple levels, with a paved patio area for outdoor dining and seating, surrounded by well-maintained shrubbery and fencing. Steps lead up to a higher lawned area with a children's play structure and a detached garden room, providing versatile outdoor space for relaxation and entertainment.

Gym
unspecified
A compact home gym space equipped with a treadmill and a small sink with cupboard, offering a convenient area for exercise and fitness.

Anti-Money Laundering Regulations



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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.

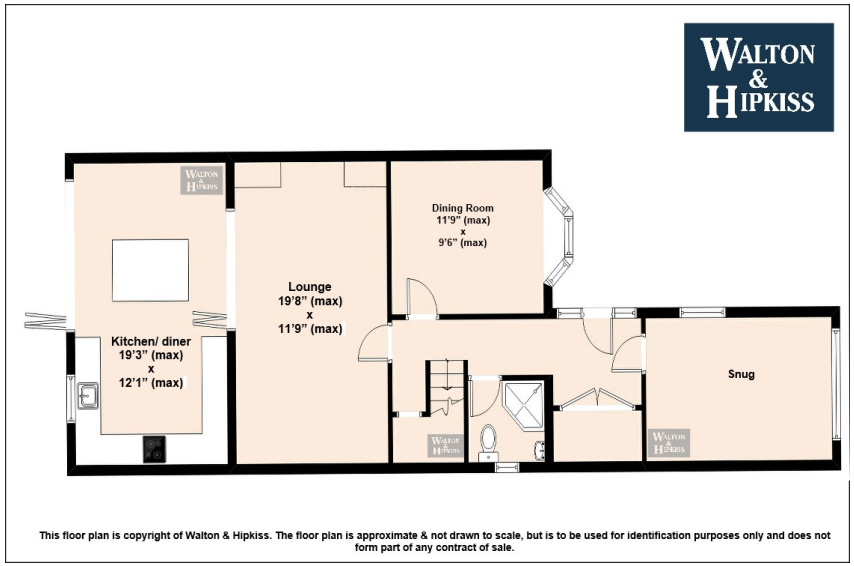
Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.



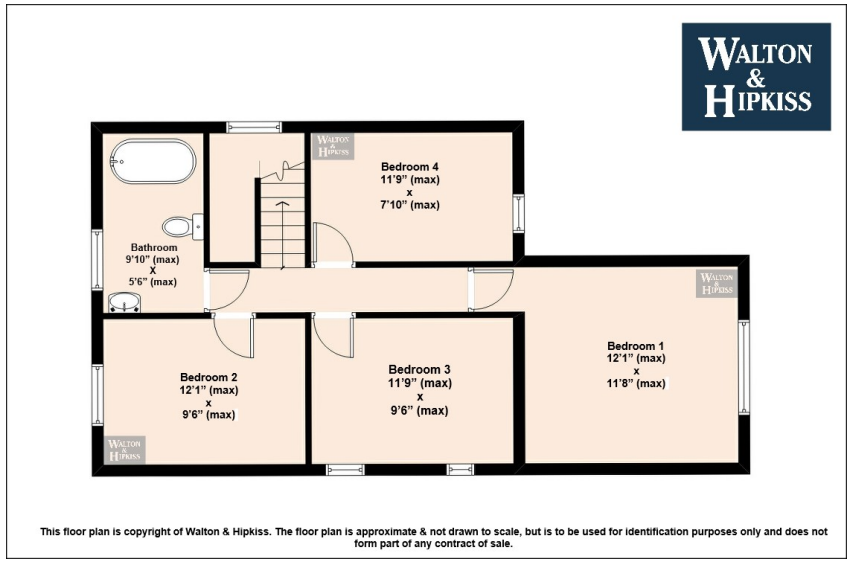






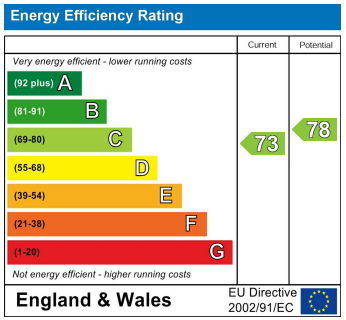


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IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale.
All fixtures and fittings, unless specifically mentioned in these sale particulars, 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: C
Council Tax Band: D

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