

EDEN MIDCALF  
— SALES & LETTINGS —

£395,000  
Conference Way

Stourport-On-Severn, DY13 8DN

## PROPERTY SUMMARY

Offered with no upward chain, an impressive four-bedroom detached family home located within a pleasant cul-de-sac on the popular 'Hamlet Place' development, built by Redrow Homes circa 2014. The property offers a superb layout including a large open-plan kitchen diner with modern integrated appliances and separate utility room, a useful study, three bathrooms (two ensuites) and a downstairs WC. Further features include a double garage, large private driveway and a landscaped garden patio to the rear. An ideal home for families seeking generous accommodation in a desirable Stourport setting close to local schools and amenities.

4



3



2







Approximate total area<sup>(1)</sup>  
 1733 ft<sup>2</sup>  
 161 m<sup>2</sup>

Reduced headroom  
 6 ft<sup>2</sup>  
 0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

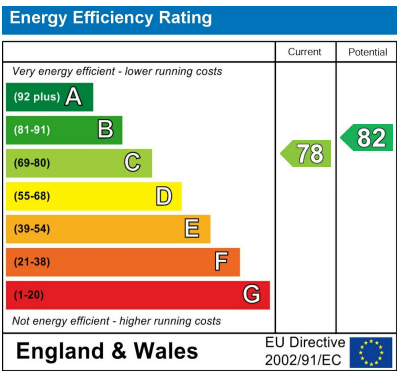
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**LOCAL AUTHORITY**  
 Wyre Forest District Council

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
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**VIEWINGS**  
 By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

**EDEN MIDCALF**  
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