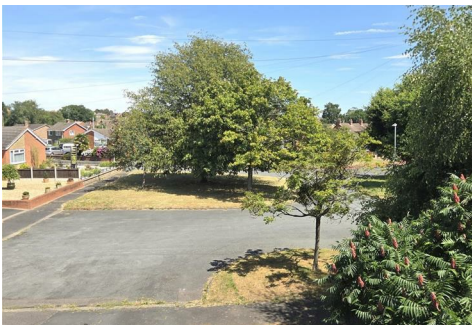




Severn Estates
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10 Elm Grove, Stourport-On-Severn, DY13 0NT

This substantial link-detached family home is situated upon this quaint grove located within the Astley Cross suburb of Stourport on Severn. The quiet location grants easy access to the local amenities including a Coop Village store, pharmacy, Village Hall with recreational park, great transport connection including bus links, and main road networks leading to Worcester, Bewdley, and Stourport's Town Centre.

The interior has been greatly improved upon by the current owner and must be viewed to be fully appreciated with the generous sized accommodation briefly comprising a hall, living room, dining room, kitchen, utility, and cloakroom to the ground floor. Five bedrooms, principle bedroom with ensuite shower room, and family bathroom to the first floor. Benefitting further from double glazing, gas central heating, off road parking, double garage, and rear garden. A visit to the property is essential to fully appreciate the size, finish, and location on offer.

EPC - Band TBC.
Council Tax - Band E.

Offers Over £425,000

10 Elm Grove, Stourport-On-Severn, , DY13 0NT

Entrance Door



Opening to the porch area.

Porch Area

Having a double glazed window to the front, and walkthrough to the hall.

Hall



With stairs rising to the first floor landing with storage cupboard beneath, radiator, coving to the ceiling, and doors to the living room, and dining room.

Living Room

20'4" max, 9'6" min x 18'8" max, 11'9" min (6.20m max, 2.90m min x 5.70m max, 3.60m min)



Having twin double glazed double doors with side panels opening to the rear garden, feature gas fire with surround, inset sport lights, radiators, and double glazed window to the side.



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Dining Room

20'8" x 10'2" (6.30m x 3.10m)



With a double glazed window to the front, two radiators, and door to the kitchen.

Kitchen

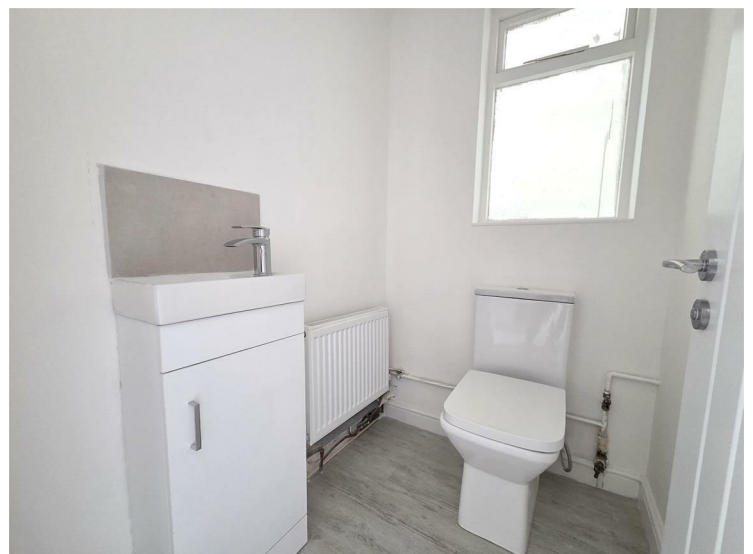
15'8" max, 11'5" min x 11'9" (4.80m max, 3.50m min x 3.60m)



Fitted with wall and base units with complementary work surface over, built in oven and hob with hood over, built in dishwasher, space for domestic appliance, tiled splash backs, breakfast bar, double glazed window to the rear, radiator, and doors to the utility, and cloakroom.



Cloakroom



Fitted with a wash basin set to base unit, w/c, radiator, and window to the utility.

Utility



Wall and base units with complementary worksurface over, plumbing for washing machine, space for under counter appliance, space for domestic appliance, double glazed window and door to the rear garden, radiator, and door to the double garage.

First Floor Landing

With doors to all bedrooms, bathroom, airing cupboard, storage cupboard, radiator, coving to the ceiling, double glazed window to the side, and loft hatch.

Bedroom One

15'8" max x 11'9" (4.80m max x 3.60m)



Having a double glazed window to the rear, radiator, coving to the ceiling, and door to the ensuite shower room.

Ensuite Shower Room



Having a shower enclosure, base units with inset wash basin and w/c with concealed cistern, heated towel rail, under floor heating, tiled walls and flooring, and double glazed window to the side.

Bedroom Two

10'9" x 9'10" (3.30m x 3.00m)



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

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Bedroom Three

12'1" x 10'9" (3.70m x 3.30m)



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

Bedroom Five

7'10" max, 5'6" min x 8'2" (2.40m max, 1.70m min x 2.50m)



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

Bedroom Four

11'9" x 8'6" (3.60m x 2.60m)



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

Bathroom



Having a separate shower enclosure, bath, w/c, wash basin set to base unit, heated towel rail, panelled walls, inset spot lights, and double glazed window to the front.

Outside

Having a driveway providing off road parking, access to the garage, and fore garden.

Outlook



Rear Elevation



Rear Garden



Being laid mainly to lawn with a slabbed patio area spanning the rear width of the property.



Council Tax

Wyre Forest DC - Band E.

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.

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

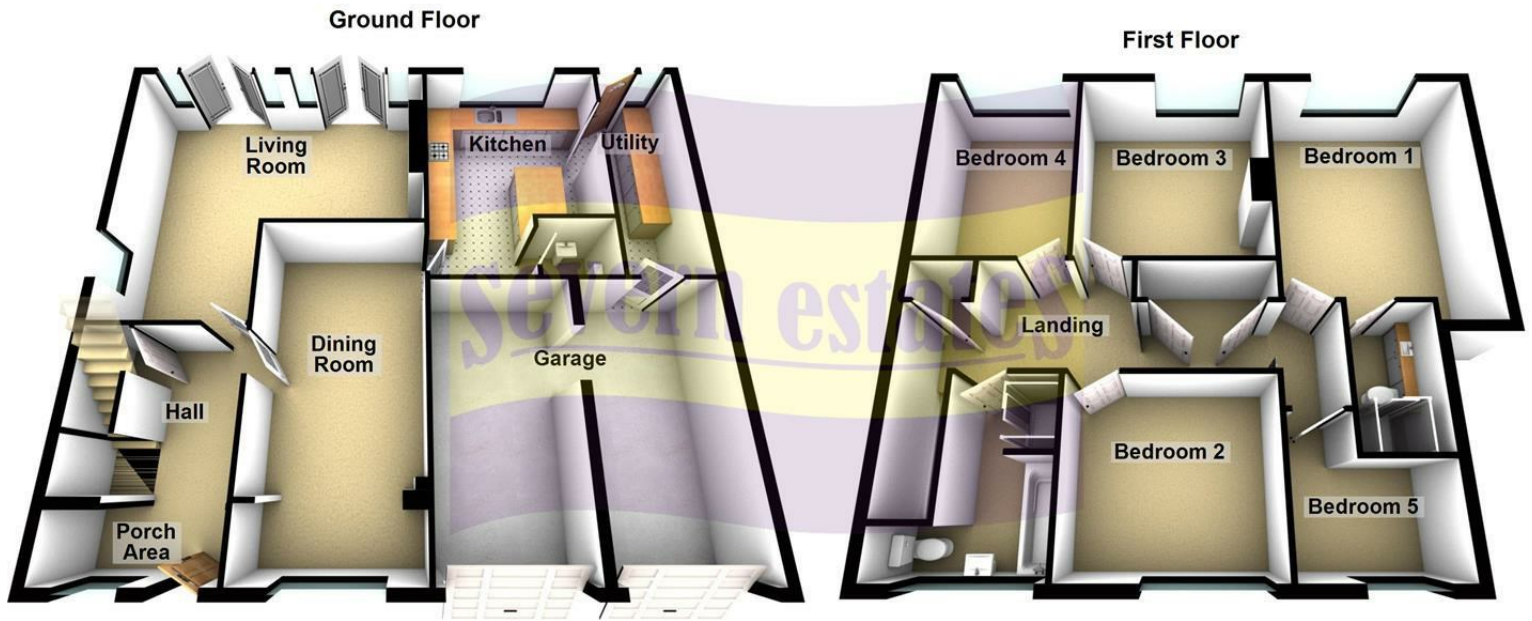
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

RF-230526-V1.0

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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	