



**62 Windermere Way, Stourport-On-Severn, Worcestershire, DY13 8QJ**

An absolute must view! An incredibly versatile dormer style house which offers flexible accommodation to suite a variety of buyers. Situated upon the forever popular Burlish Park estate the property offers great access to the local Burlish Primary School in addition to Stourport High and the main road networks leading to the Town Centre, Bewdley and Kidderminster.

Having been much improved upon and well cared for by the current owners the accommodation can cater for those looking for a bungalow with facilities on the ground floor and a 'guest' space to the first floor, equally it is large enough to house a family across both floors. The layout briefly comprises an entrance hall, living room, kitchen, conservatory, shower room and bedroom to the ground floor. Two bedrooms, and bathroom to the first floor. Benefitting further from solar panels, ample off road parking, garage\*, double glazing, gas central heating, and rear garden. Internal inspection is essential to fully appreciate the size and flexibility of the accommodation on offer.

EPC Rating C.  
 Council Tax - Band D.

**Offers Around £359,750**

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### Entrance Door

Located to the side and opening to the hall.

### Hall

With stairs to the first floor landing, doorway to the kitchen, and doors to the living room, bedroom one, and Jack & Jill shower room, plus storage cupboard.

### Living Room

16'0" x 10'9" (4.90m x 3.30m)



With double glazed double doors opening to the decked area of the rear garden, radiator, and feature fireplace with inset log burner.



### Kitchen

12'9" x 12'1" max, 7'10" min (3.90m x 3.70m max, 2.40m min)



Fitted with wall and base units having a complementary worksurface over, single drainer sink unit with mixer spray tap built in oven and hob, plumbing for washing machine, space for domestic appliance, tiled splash backs, coving to the ceiling, double glazed window to the side, and double doors opening to the conservatory.

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### Conservatory

12'9" x 8'2" (3.90m x 2.50m)



Having a paneled ceiling, double glazed windows to the side and rear, double doors open to the decked area of the rear garden.

### Bedroom One

21'11" x 10'9" max, 6'2" min (6.70m x 3.30m max, 1.90m min)



A fabulous sized bedroom having two double glazed windows to the front, two radiators, fitted wardrobes with sliding mirrored doors, and door to the Jack & Jill shower room. Having previously been two separate bedrooms there could be the option to convert back into two bedrooms.



### Jack & Jill Shower Room



Having been beautifully refitted to comprise a shower enclosure, wash basin set to base unit, w/c, heated towel rail, tiled walls, and double glazed window to the side.

**First Floor Landing**



With a beautiful glass and timber balustrade, double glazed windows to the side, two radiator, airing cupboard, storage cupboard, storage to the eaves, and doors to bedrooms two, three, and bathroom.

**Bedroom Two**

14'1" max x 11'1" max, 9'2" min (4.30m max x 3.40m max, 2.80m min)



Having a double glazed window to the front, skylight to the side, and radiator.

**Bedroom Three**

12'1" max x 8'2" max, 5'6" min (3.70m max x 2.50m max, 1.70m min)



Having two skylights to the side, vertical radiator, fitted wardrobe with sliding doors, and storage to the eaves.

**Bathroom**



Fitted with a bath having shower and screen over, wash basin set to base unit, w/c with concealed cistern, tiled walls, radiator with towel rail, and double glazed window to the side, plus loft hatch.

**Outside**



Having ample off road parking, access to the side entrance door, and garage\*.

**Garage\***

With an up and over door to the front, lighting, electrics and side pedestrian door to the rear garden.

\*Due to the limited width access the garage, we recommend any interested party to make their own investigation as to adequate access for their purposes.

**Rear Garden**



**Rear Elevation**



Having a decked area leading to the patio, with steps to the lawn all enclosed by borders, plus Summer House and door to the garage.

**Council Tax**

Wyre Forest DC - Band D.

### Services

The agent understands that the property has mains water / electricity / gas / solar panels / 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

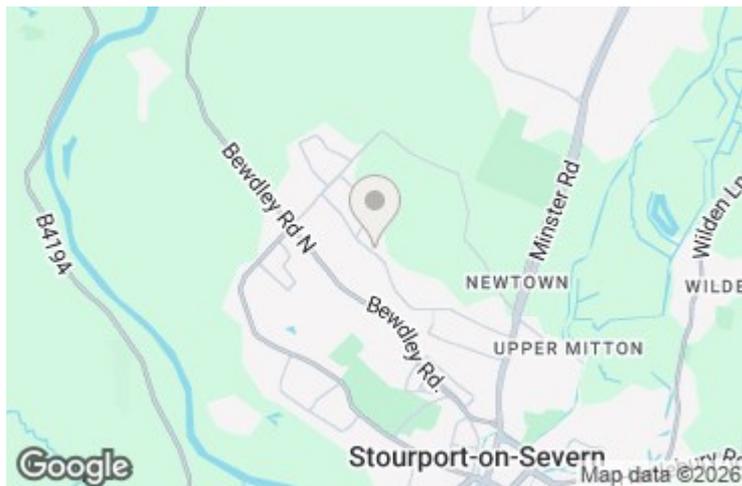
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

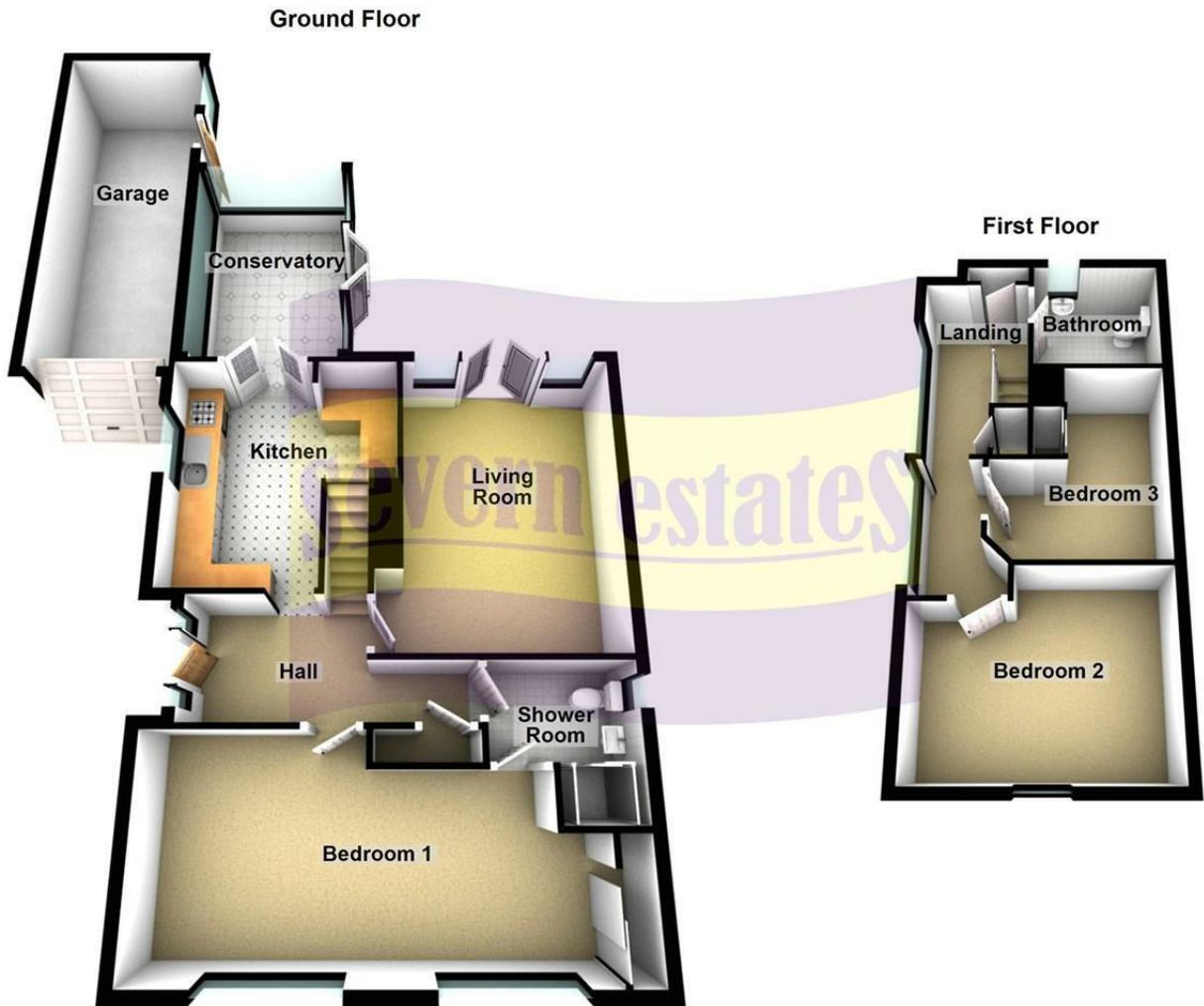
### Disclaimer

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-220725-V1.0





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	