



15 Loweswater Road, Stourport-On-Severn, DY13 8LP

This semi-detached house is available with the distinct advantage of No Upward Chain and situated upon this desirable location found on the Burlish Park estate. The location grants easy access to the local primary and High School in addition to Burlish Top Nature reserve, Burlish Park Bike Trail, convenience store and the main road networks leading to the Town Centre, Bewdley & Kidderminster. Having been well cared for the light and airy interior briefly comprises a dual aspect lounge diner, kitchen, and cloakroom to the ground floor. Three bedrooms, and bathroom to the first floor. Benefitting further from double glazing, gas central heating, off road parking, garage, and rear garden. A visit to the property is essential to fully appreciate the property and its location, call today to book your viewing.

EPC Band D.
Council Tax Band C.

Offers Around £275,000

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Entrance Door

Double glazed door opening to the porch.

Porch

Having a door with side panel opening to the hall.

Hall

With stairs to the first floor landing, radiator, and doors to the lounge diner, kitchen, and cloakroom.

Lounge Diner

24'7" max into bay, 22'3" min x 11'5" (7.50m max into bay, 6.80m min x 3.50m)



Lounge Area



Having a double glazed bay window to the front, feature fire place with electric fire, and radiator.

Dining Room



With double glazed sliding patio doors to the rear garden, radiator, and door to the kitchen.

Kitchen

13'1" x 7'2" (4.00m x 2.20m)



Fitted with wall and base units with complementary work surface over, single drainer sink unit with mixer tap, built oven and hob, space for under counter appliances, plumbing for washing machine, tiled splash backs, radiator, double glazed window to the rear, and door opening to the rear garden.

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Cloakroom



Having a wash basin, and w/c with macerator.

First Floor Landing

With doors to all bedrooms, and bathroom, plus loft hatch.

Bedroom One

14'1" max into bay x 11'5" (4.30m max into bay x 3.50m)



With a double glazed bay window to the front, and radiator.

Bedroom Two

11'5" x 10'9" (3.50m x 3.30m)



With a double glazed window to the rear, and radiator.

Bedroom Three

7'10" x 7'10" (2.40m x 2.40m)



With a double glazed window to the front, and radiator.

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Bathroom



Fitted with a suite comprising a bath with shower over, pedestal wash basin, w/c, tiled walls, heated towel rail, storage to the eaves, and double glazed window to the rear.

Outside



With a block paved driveway providing off road parking, access to the garage, and gated side access.

Rear Garden



Rear Elevation



Council Tax

Wyre Forest DC - Band C.

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.

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Floorplan

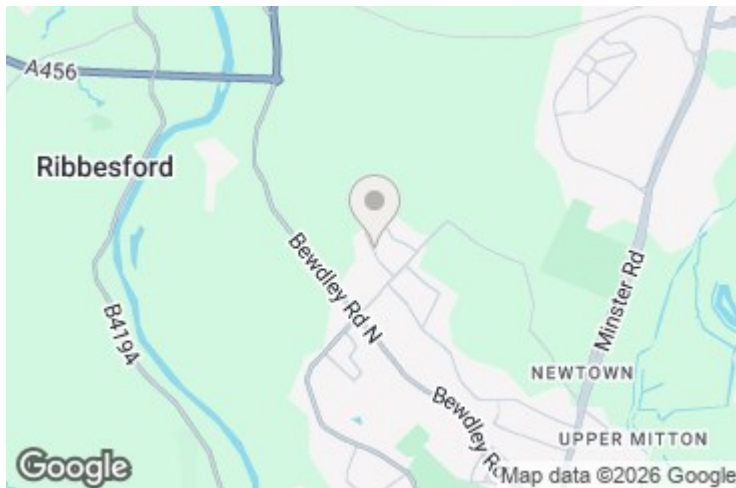
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

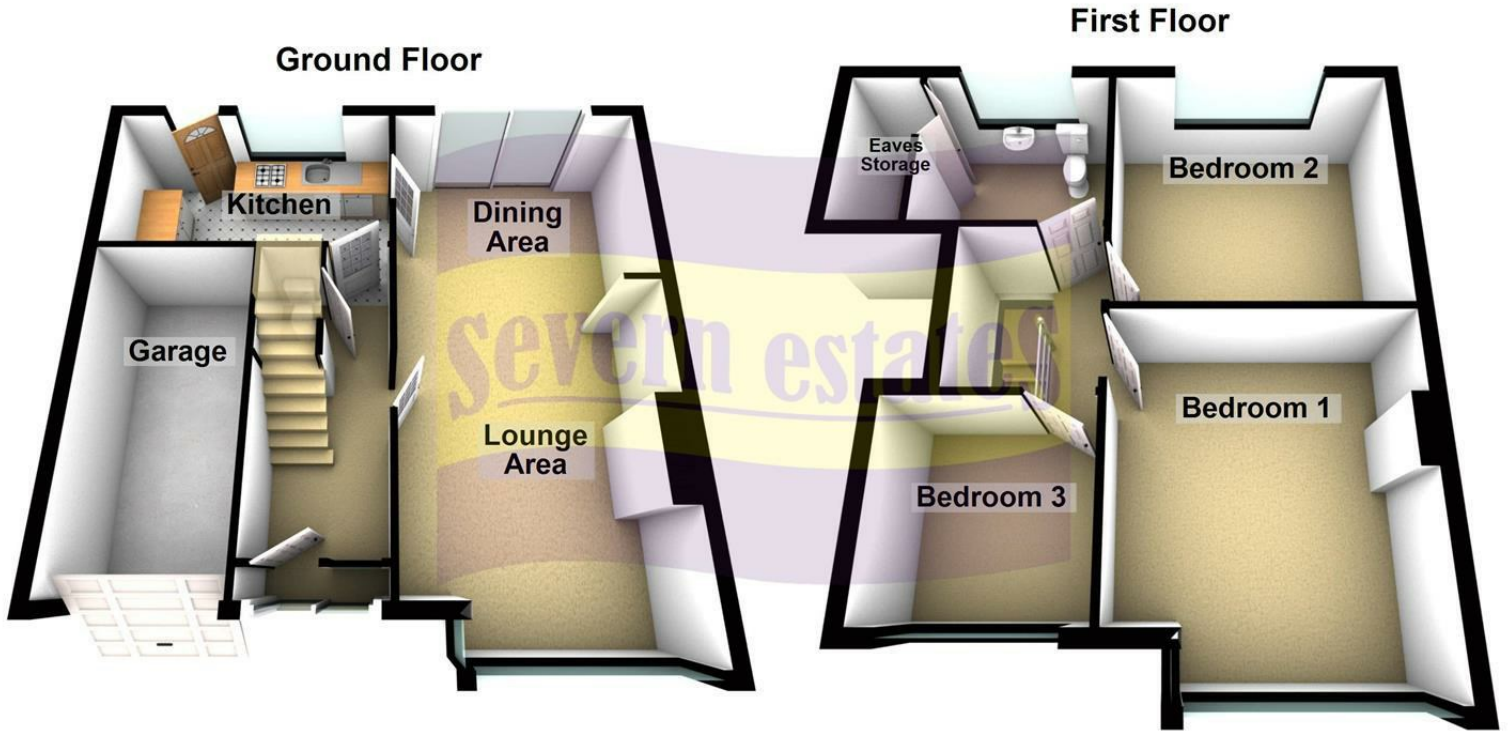
Disclaimer

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-230426-V1.0





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 