



28 Bigbury Lane, Stourport-On-Severn, Worcestershire, DY13 9JG

This semi-detached house is available with the distinct advantage of No Upward Chain, and situated within this popular semi-rural location which offers a fine balance of the countryside on the doorstep, yet being only a short drive to the local towns of Stourport on Severn and Kidderminster, along with main road networks and highly regarded Wilden All Saints Primary School.

Situated in the popular Wilden locality the semi-detached house has been lovingly cared for and briefly comprises a living room, kitchen, conservatory and cloakroom to the ground floor, three bedrooms, bathroom and ensuite shower room to the first floor. Benefitting from rear garden, off road parking, double glazing, alarm system and gas central heating via a recently installed Worcester 'combi' boiler. Viewing essential to fully appreciate the property and its location.

EPC Band C.
Council tax band C.

Offers Around £259,950

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Entrance Door

Opening to the porch.

Porch

Having double glazed windows to the front and side, tiled flooring and door to the hall.

Hall

Having stairs to the first floor landing with storage cupboard beneath, radiator, coving to the ceiling and doors to the kitchen, cloakroom and living room.

Kitchen

11'9" x 7'6" (3.60m x 2.30m)



Fitted with wall and base units having a complementary worksurface over, one and a half bowl sink unit, radiator, space for domestic appliance with extractor fan over, integrated washing machine, tiled splash backs, door to the side, tiled flooring, coving to the ceiling, and double glazed window to the front.



Living Room

15'1" x 14'1" (4.60m x 4.30m)



Having a radiator, coving to the ceiling, feature electric fire with surround, and double glazed sliding patio doors to the conservatory.



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Conservatory

10'2" x 9'10" (3.10m x 3.00m)



Having double glazed windows to the side and rear plus double doors to the rear garden.

Bedroom One

12'5" to w/robe x 9'10" (3.80m to w/robe x 3.00m)



With two double glazed windows to the front, radiator, fitted wardrobe with sliding mirrored doors, storage cupboard and door to the en-suite.

Cloakroom



Fitted with a w/c, pedestal wash basin, tiled splash backs, radiator, double glazed window to the side, coving to the ceiling and alarm panel.



Bedroom One Outlook



First Floor Landing

With doors to all bedrooms and bathroom, radiator, loft space which is fully boarded and accessed via a loft ladder and coving to the ceiling.

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Ensuite Shower Room



Having a shower enclosure with tiled surround, wash basin, w/c, extractor fan and radiator.

Bedroom Two

11'5" x 7'6" (3.50m x 2.30m)



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

Bedroom Three

11'1" max, 8'2" min x 6'2" (3.40m max, 2.50m min x 1.90m)



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

Bathroom



Having a fitted bathroom suite comprising a corner bath with shower attachment to the taps, pedestal wash basin, w/c, part tiled walls, radiator, coving to the ceiling, double glazed window to the side. and an extractor fan.

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Outside



Having a stone aggregate driveway providing off road parking and gated side access.

Rear Garden



Being generally low maintenance being mainly slabbed patio with borders and a shed.

Approach



Approached via a communal drive and set amongst a small development.

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.

Floorplan

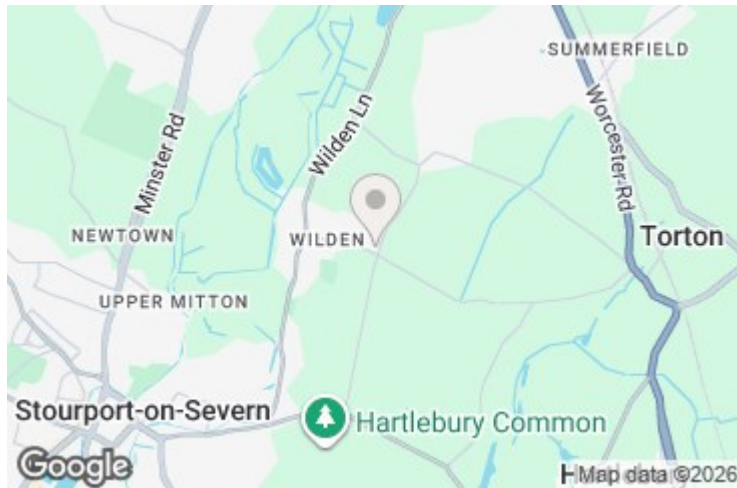
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

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-170225-V1.0





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	