



## 55 Buttermere Road, Stourport-On-Severn, DY13 8NY

Severn Estates are pleased to bring to market this well presented semi-detached house situated within a cul-de-sac position upon the highly sought after Burlish Park estate which grants easy access to the local primary and High School in addition to Burlish Top Nature reserve, convenience store and the main road networks leading to the Town Centre, Bewdley & Kidderminster. The property is ideal for first-time-buyers and must be viewed to be fully appreciated, with the internal accommodation briefly comprising a living room, and kitchen diner to the ground floor, three bedrooms and a bathroom to the first floor. Benefiting further from an incredibly useful side storage passage, plus off road parking, gas central heating, double glazing, and rear garden. Call today to book your viewing to avoid missing out!

EPC Band C.  
Council Tax Band B.

Offers Around £245,000

# 55 Buttermere Road, Stourport-On-Severn, , DY13 8NY

## Entrance Door

Opening to the porch.

## Porch

Having a double glazed window to the front, storage cupboard, and door to the hall.

## Hall

With stairs to the first floor landing, radiator, and door to the living room.

## Living Room

16'0" max x 13'5" max (4.90m max x 4.10m max)



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



## Kitchen Diner

13'5" x 10'2" (4.10m x 3.10m)



## Kitchen Area



Fitted with wall and base units having a complementary worksurface over, built oven and '5' burner hob with hood over, one and a half bowl sink unit with mixer tap, space for under counter appliance, tiled flooring, and double glazed window to the rear.

**Dining Area**



With double glazed sliding patio door to the rear garden, tiled flooring, and radiator.

**Bedroom One**

12'5" to w/robe x 9'2" (3.80m to w/robe x 2.80m)



Having a double glazed window to the front, radiator, and fitted wardrobes.



**First Floor Landing**

With doors to all bedrooms, bathroom, loft hatch, and airing cupboard.

**Bedroom Two**

11'1" x 7'2" (3.40m x 2.20m)



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

**Bedroom Three**

8'2" x 5'10" (2.50m x 1.80m)



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

**Bathroom**



Fitted with a white suite comprising a bath with tiled surround, shower and screen over, pedestal wash basin, w/c, radiator, and double glazed window to the side.

**Outside**

Having a decorative gravelled frontage providing off road parking, access to the entrance door, and double doors to the side storage passage.

**Side Passage**

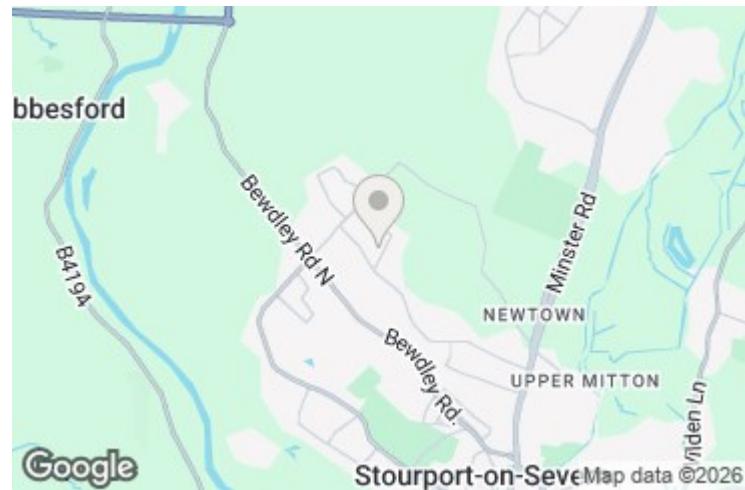
An incredibly useful space having plumbing for a washing machine with worktop over, double doors to the front, double glazed window to the rear, and door to the garden.

**Rear Garden**



Having a patio area leading to the lawn areas edged with sleepers.

#### Rear Elevation



#### Council Tax

Wyre Forest DC - Band B.

#### 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.

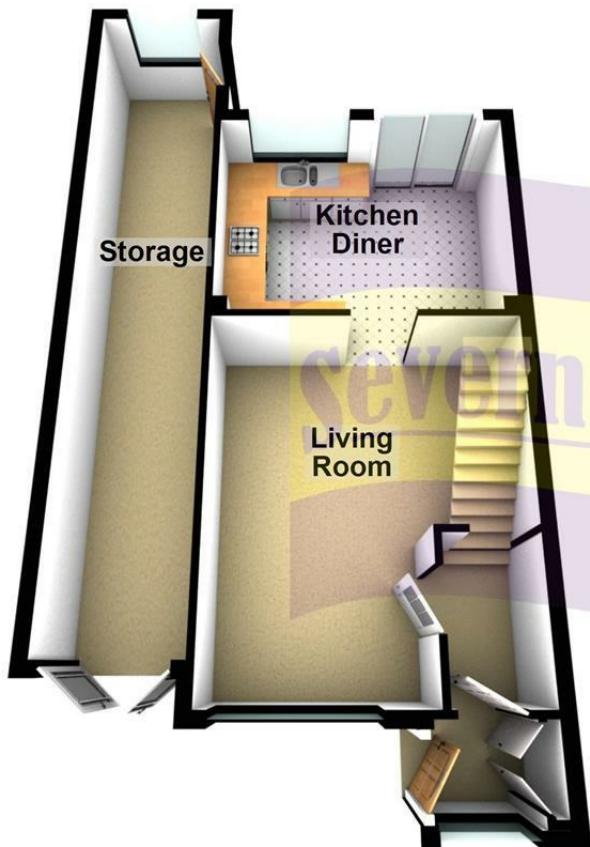
#### Disclaimer

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-081125-V1.0

### Ground Floor



### First Floor



#### Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) A  |                         |           |
| (81-91) B  |                         | 86        |
| (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 |           |