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### **11B Mitton Close, Stourport-On-Severn, DY13 9AD**

This detached bungalow comes to the market with the distinct advantage of No Upward Chain and being nestled nicely in a cul-de-sac position within the Town Centre of Stourport on Severn. The location grants easy access to the Town Centre, in addition to the main road networks, bus links and Riverside area with picturesque walks and parks. The bungalow has been well cared for briefly comprises a living room, kitchen, conservatory, two bedrooms and shower room. Benefitting further from double glazing, off road parking and garage, solar panels, alarm and gas central heating. Call today to book your viewing.

EPC band D.  
Council Tax Band D.

**Offers Around £250,000**



## 11B Mitton Close, Stourport-On-Severn, , DY13 9AD

### Entrance Door

Opening to the porch.

### Porch

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

### Hall

With doors to the living room, kitchen, shower room and both bedrooms, plus loft hatch, radiator and alarm panel.

### Living Room

17'0" x 11'9" (5.20m x 3.60m)



Having a feature gas fire with surround, double glazed window to the rear and double doors to the conservatory.

### Conservatory

21'3" x 10'5" (6.50m x 3.20m)



Spanning just over 21' and having double glazed windows to the side and rear, tiled flooring, door to the garage, double doors to the rear garden, radiator and base units with freestanding cooker.



### Kitchen

10'9" x 9'6" (3.30m x 2.90m)



Fitted with wall and base units having complementary worksurface over, one and a half bowl sink unit with mixer tap, under unit lighting, built in oven and hob with extractor fan over, plumbing for washing machine, space for under counter appliance, breakfast bar, radiator, tiled splash backs, double glazed windows to the front and wall mounted boiler.

### Boiler



## 11B Mitton Close, Stourport-On-Severn, , DY13 9AD

### Bedroom One

13'5" x 11'9" (4.10m x 3.60m)



Having two internal double glazed windows to the conservatory and radiator.

### Bedroom Two

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



Having two double glazed windows to the front and radiator.

### Shower Room



Fitted with a walk-in shower with glazed screen and panelled surround, pedestal wash basin, w/c, part tiled walls, radiator and double glazed window to the front.

### Outside

Having a block paved driveway with access to the garge.

### Garage

With an up and over door to the front and side access door to the conservatory.

### Rear Garden



A small and manageable garden being laid mainly to stone aggregate.

### Directions

From our Office, proceed along the High Street, and follow the 'S' bend on to Vale Road. From Vale Road turn onto Mitton Close (opposite the Esso petrol station), follow Mitton Close to the end with the bungalow being located down a further small driveway.

### 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.

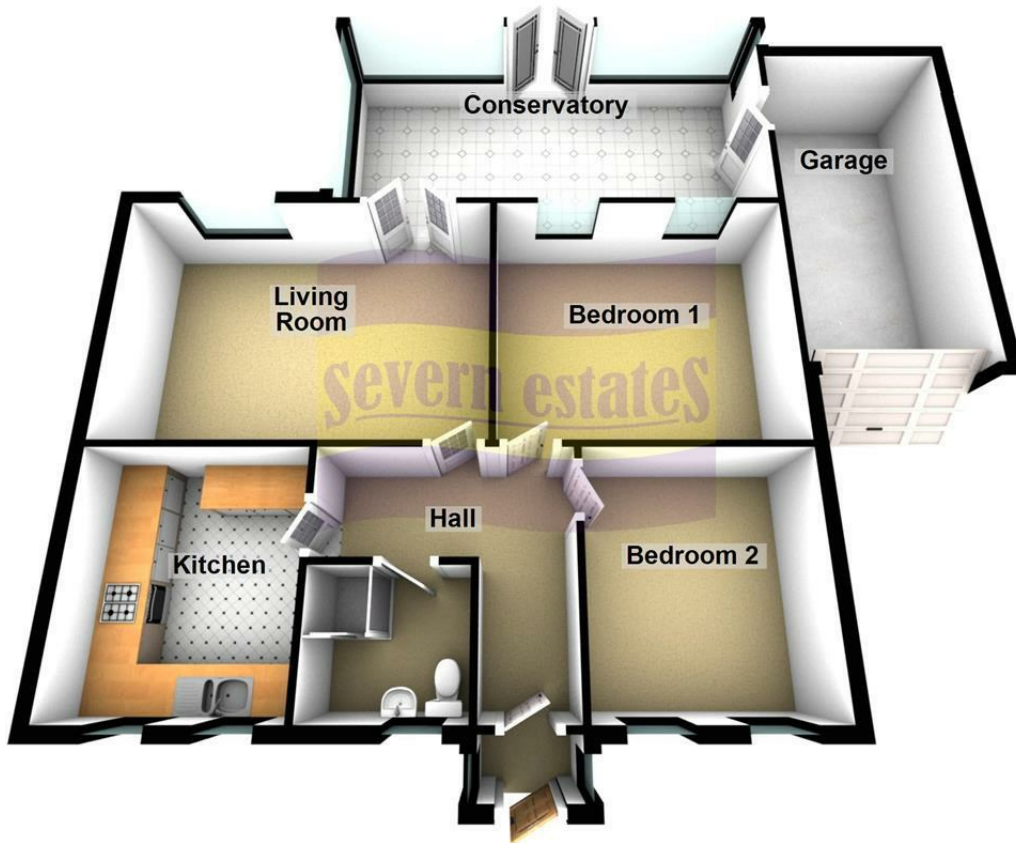
### Disclaimer

MISREPRESENTATION ACT - PROPERTY  
MISDESCRIPTONS 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.



## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 