



### 15 Trevithick Close, Stourport-On-Severn, Worcestershire, DY13 8AN

This detached house is available with the distinct advantage of No Upward Chain, and being situated within a cul-de-sac position of this highly sought after location which is ideal for local primary schools and Stourport High School & VI Form, in addition to Stourport Town Centre and main road networks. The detached home would benefit from some general updating and modernising but offers a fabulous base to create a wonderful family home with the accommodation briefly comprising a living room, dining room, kitchen and cloakroom to the ground floor, four bedrooms, en suite shower room and bathroom to the first floor. Benefitting further from gas central heating, off road parking and garage. Book your viewing today to avoid missing out.

EPC band D.  
 Council Tax Band D.

**Offers Around £300,000**

## 15 Trevithick Close, Stourport-On-Severn, Worcestershire, DY13 8AN

### Entrance Door

Opening to the hall.

### Hall

With stairs rising to the first floor landing, doors to the cloakroom and living room, plus coving to the ceiling.

### Cloakroom



Having a double glazed window to the front, w/c, wash basin, radiator, and coving to the ceiling.

### Living Room

17'8" x 11'5" into alcove (5.40m x 3.50m into alcove)



With a double glazed window to the front, feature electric fire with surround, double doors to the dining room, coving to ceiling and door to the kitchen.



### Dining Room

9'10" x 9'2" (3.00m x 2.80m)



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

## 15 Trevithick Close, Stourport-On-Severn, Worcestershire, DY13 8AN

### Kitchen

14'5" max x 10'5" max, 7'10" min (4.40m max x 3.20m max, 2.40m min)



Fitted with wall and base units having a complementary worksurface over, one and a half bowl sink unit with mixer tap, built in oven and hob with extractor fan over, integrated fridge, plumbing for washing machine, radiator, door to the side, double glazed window to the rear, and under stairs storage cupboard.



### First Floor Landing

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

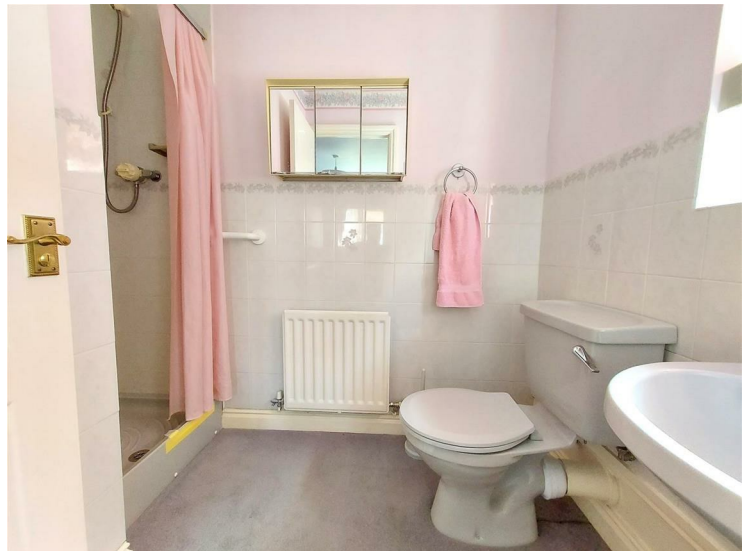
### Bedroom One

13'1" x 11'5" max (4.00m x 3.50m max)



Having a double glazed window to the rear, radiator, and door to the en-suite shower room.

### En-Suite Shower Room



Fitted with a w/c, pedestal wash basin, shower enclosure with tiled surround, radiator, part tiled walls, and double glazed window to the side.

## 15 Trevithick Close, Stourport-On-Severn, Worcestershire, DY13 8AN

### Bedroom Two

10'2" x 8'2" (3.10m x 2.50m)



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

### Bedroom Three

9'2" x 8'6" (2.80m x 2.60m)



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

### Bedroom Four

10'9" max x 8'2" max\* (3.30m max x 2.50m max\*)



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

\* Measurement includes the bulk head.

### Bathroom



Fitted with a coloured suite comprising a corner bath, pedestal wash basin, wc, part tiled walls, double glazed window to the side, and radiator.

### Outside

Having a driveway providing off road parking leading to the garage, and gated side access.

### Garage

Having a motorised roller door to the front, and rear pedestrian door to the rear garden.

### Rear Garden



### Council Tax Band

Wyre Forest DC - Band D.

### 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.

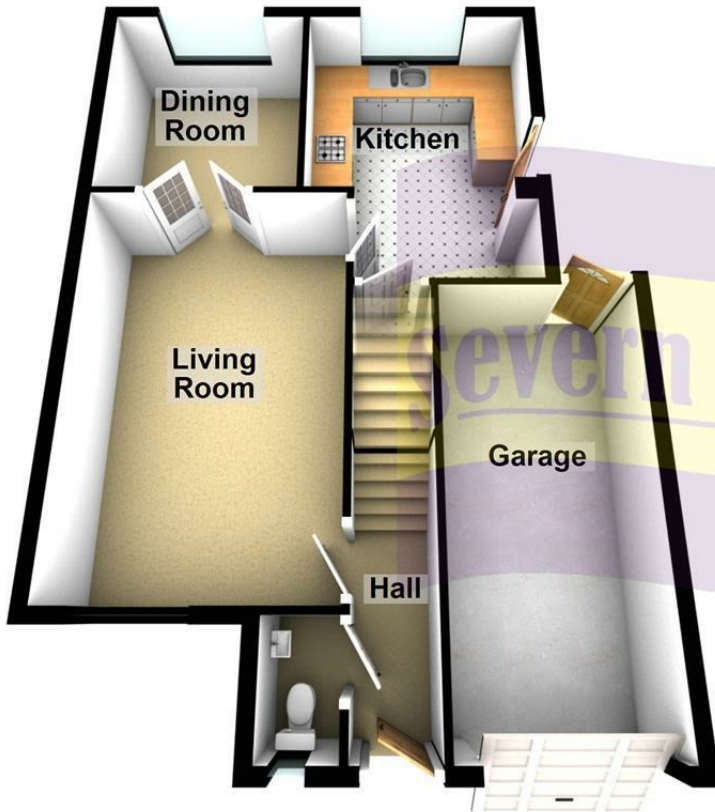
### Disclaimer

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-170525-V1.0

Ground Floor



First 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>		77
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 