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68 Burlish Close, Stourport-On-Severn, Worcestershire, DY13 8XW

We are delighted to offer For Sale this immaculately presented semi detached bungalow which is positioned within a row of similar properties and offers easy access to the Town Centre and main road networks whilst benefiting from amenities on its doorstep of a convenience store, bus links and access to the memorial park just a small walk away. Having been well cared for upon by the current owners the bungalow the accommodation briefly comprises a living room, kitchen, two bedrooms and shower room. The bungalow benefits further from double glazing, gas central heating system, front and rear gardens and tandem garage. Early inspection is essential to avoid missing out.

Epc Band A
Council Tax Band C

Offers Over £255,000

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Entrance Door

To the side and opens into the reception hall.

Reception Hall

Having wooden flooring, radiator, inset spot lights, access to the loft space, doors to the bedrooms, shower room and lounge.

Lounge

17'0" x 10'9" (5.2m x 3.3m)



Having a double glazed double doors with side panels giving access to the rear garden, fire surround with electric fire, radiator and doorway to the kitchen.

Lounge

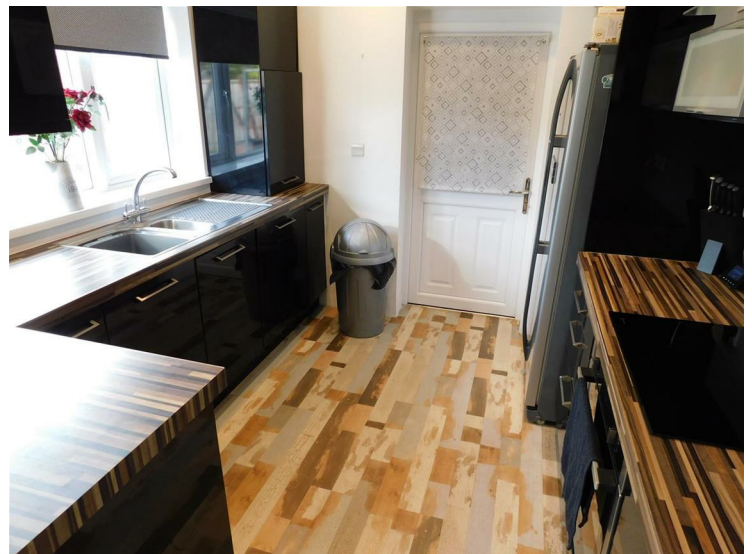


Kitchen

9'6" x 8'10" (2.9m x 2.7m)



Fitted with a range of wall and base cabinets with black gloss doors and butchers block effect worksurface over, one and a half bowl sink unit with mixer tap, built in oven, induction hob with hood over, space for domestic appliance, glazed splashback, inset spot lights, double glazed window to the rear, double glazed door to the side giving access to the garage and a wall mounted boiler (refitted approx 12 months ago).



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Bedroom One

12'9" x 10'9" (3.9m x 3.3m)



Having a double glazed bow window to the front, wooden flooring, inset spot lights and radiator.

Bedroom Two

9'6" x 9'6" (2.9m x 2.9m)



Having double glazed windows to the front and side, wooden flooring, inset spot lights and radiator.

Shower Room



Having a large double shower area with thermostatic shower and tiled walls, wash hand basin set to vanity unit, W/C, heated towel rail, tiled flooring, part tiled walls, double glazed window to the side, wall mounted cupboards and inset spot lights.

Outside

Rear Garden



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Rear Elevation



Council Tax

Wyre Forest DC - Band C.

Agents Note

Please be advised that there are solar panels located to the rear roof and under a contractual agreement which the owners have a copy of.

Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / 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.

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.

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

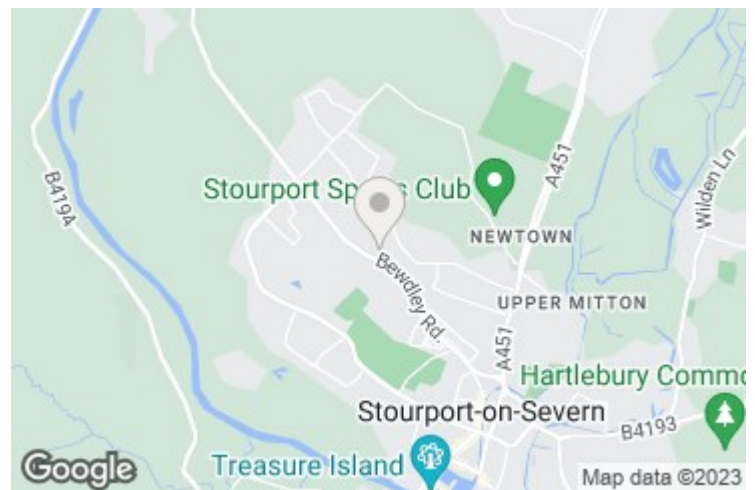
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

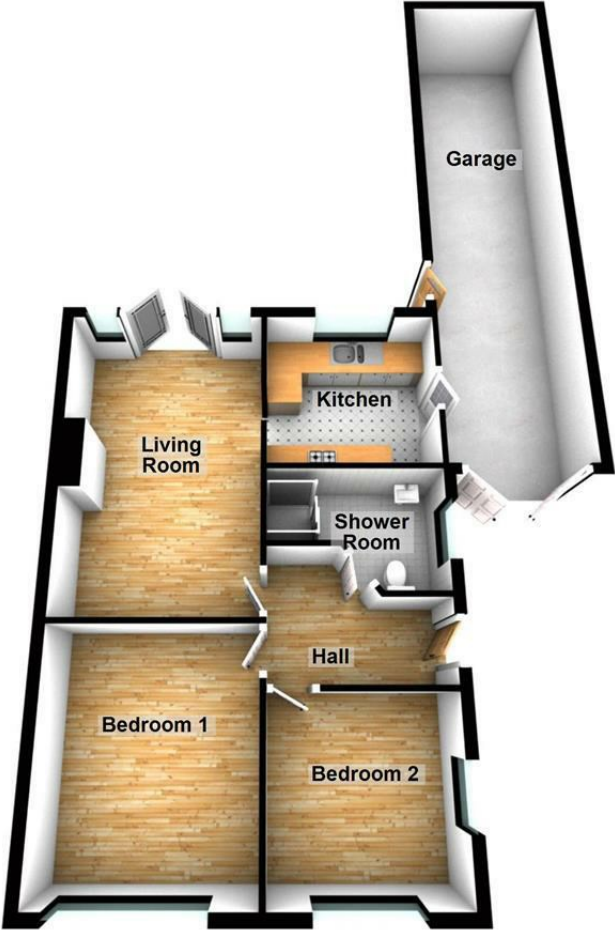
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT


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/P-050523-V1.0



Ground Floor



| Energy Efficiency Rating | | |
|---|--|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 94 | 98 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |