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### **3 Grasmere Grove, Stourport-On-Severn, Worcestershire, DY13 8JT**

This three bedroom semi-detached house is presented to a high standard and situated upon the highly sought after Burlish Park estate which grants great 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 accommodation on offer briefly comprises a lounge-diner, kitchen and utility-cloakroom to the ground floor, three bedrooms and bathroom to the first floor. Benefiting further from double glazing, gas central heating, rear garden and off road parking. Internal inspection is essential to appreciate the property on offer, call today to book your viewing. Available with No Upward CHain.

EPC Band TBC D. Council Tax Band C.

**Offers Around £254,500**



### 3 Grasmere Grove, Stourport-On-Severn, Worcestershire, DY13 8JT

#### Entrance Door

Located to the side and opening to the entrance hall.

#### Entrance Hall

Having stairs rising to the first floor landing with storage cupboard beneath, double glazed window to the front, slim storage cupboard, radiator and door to the lounge diner.

#### Lounge Diner

22'11" max x10'9" max, 7'10" min (7.00m max x3.30m max, 2.40m min)



Having lounge and dining areas, plus open plan access to the kitchen.

#### Lounge Area



Having a double glazed bay window to the front, radiator, wall mounted electric fire and open to the dining area.

#### Dining Area



Having a radiator, double glazed double doors with slim side panels and open to the kitchen area.



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#### Kitchen

9'6" x 7'6" (2.90m x 2.30m)



Fitted with wall and base units with complementary worksurface over, built in oven and hob with extractor fan, single drainer sink unit with spray mixer hose, integrated slim-line dishwasher, fridge and freezer, wine cooler, double glazed window to the rear and door to the side lobby.



#### Side Lobby

Having a double glazed window to the front, door leading outside and door to the utility-cloakroom.

#### Utility-Cloakroom



Fitted with a pedestal wash basin, w/c, heated towel rail, plumbing for washing machine and double glazed window to the rear.

#### First Floor Landing

Having a double glazed window to the side, loft hatch and doors to all bedrooms and bathroom.

#### Bedroom One

13'1" max x 11'1" max inc. w/robe (4.00m max x 3.40 max inc. w/robe)



Having a double glazed bay window to the front, fitted wardrobes with sliding mirrored doors and radiator.



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#### Bedroom Two

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



Having a double glazed window to the rear and radiator.

#### Bedroom Three

6'6" x 5'10" (2.00m x 1.80m)

Having a double glazed window to the side and radiator.

#### Bathroom



Fitted with a white suite comprising a roll tap bath, shower enclosure, pedestal wash basin, w/c, heated towel rail, tiled walls and floor and double glazed window to the rear.

#### Outside



A decorative frontage with block paved off road parking.

#### Rear Garden



#### Rear Elevation



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#### Council Tax

Wyre Forest DC - Band C.

#### 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.

#### 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

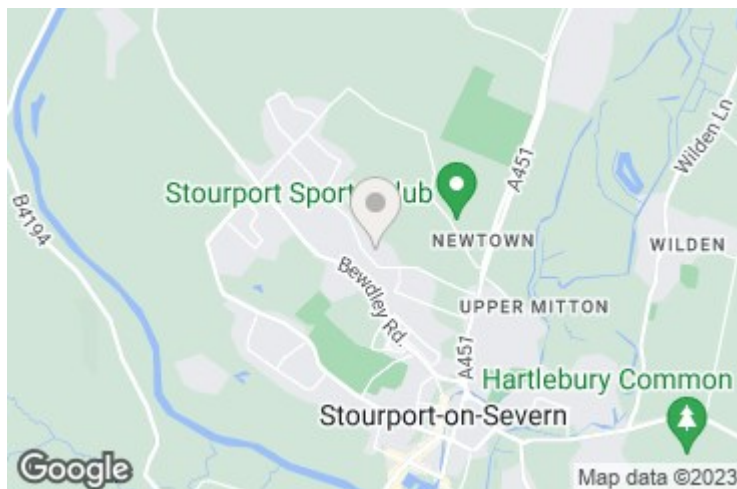
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

#### Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

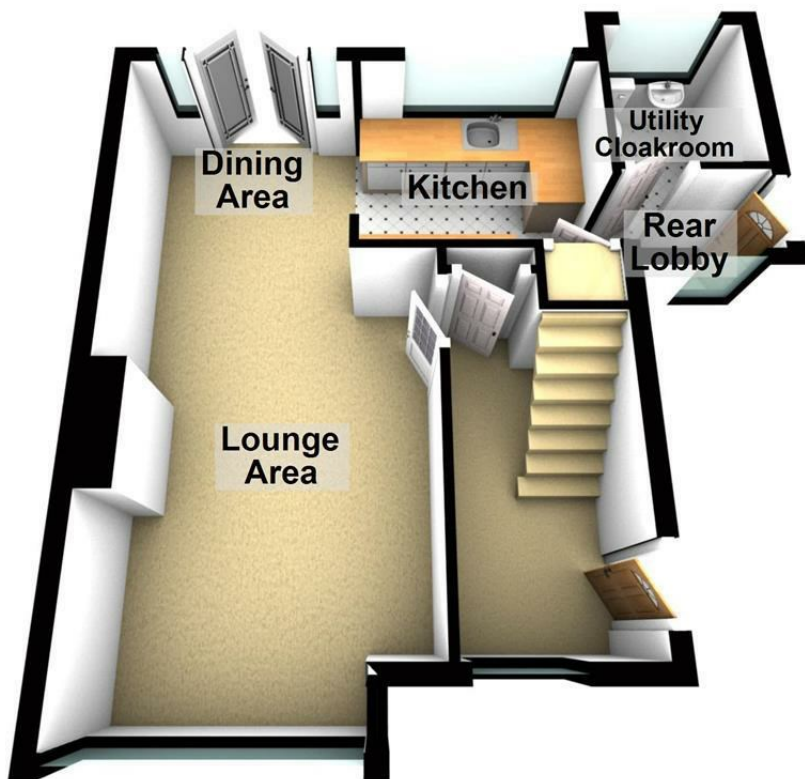
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

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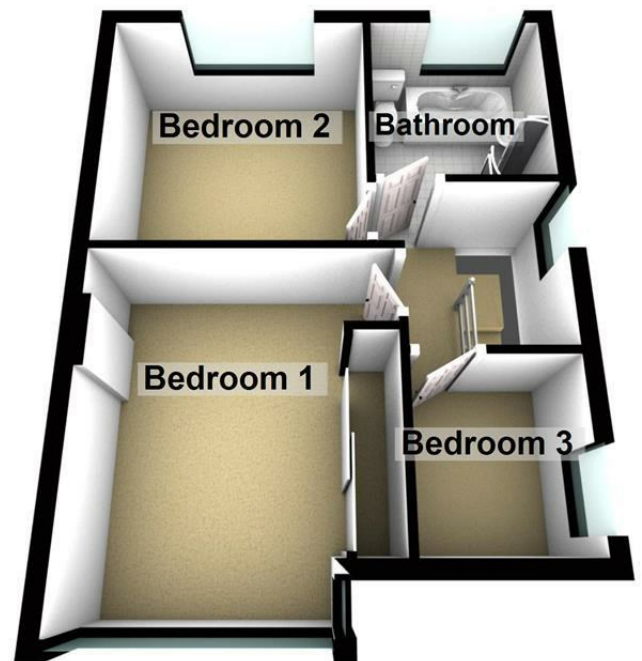




### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(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 