



## **8 Conference Way, Stourport-On-Severn, Worcestershire, DY13 8DN**

### **\*\*\*\*\*NEW INSTRUCTION\*\*\*\*\***

We are delighted to offer For Sale this beautiful executive detached family home which is nestled neatly upon this corner plot on the entry to 'Hamlet Place' estate built by Messrs 'Redrow Homes' circa 2014. The sought after location offers superb transport links with access to the main road networks leading to the Town Centre, Kidderminster and Bewdley, plus a handy local convenience store and access to the local Primary and High School.

The impressive family accommodation is perfect for the modern family and briefly comprises a lounge, open plan family kitchen / diner, utility office and cloakroom to the ground floor. Master bedroom with fitted wardrobes and ensuite, three further bedrooms another ensuite and a family bathroom to the first floor. The property benefits from the great advantage of a large front corner plot, double glazing, gas central heating, rear garden, off road parking, and double garage. Call and book your viewing today to avoid missing out on this sought after family home.

Council Tax Band E  
Epc Band Tbc

**Offers Around £475,000**

#### Entrance Door

Having a double glazed window and composite door to the front opening into the reception hall.

#### Reception Hall

Being "L" shape having a staircase to the first floor landing, radiator doors to the lounge, open plan kitchen / dining room, office and cloakroom.

#### Lounge

17'4" max into bay 15'5" min x 11'9" (5.3m max into bay 4.7m min x 3.6m)



Having a double glazed bay window to the front, feature electric fire suit and radiator.

#### Open Plan Kitchen / Dining Room

19'8" x 13'1" max 11'1" min (6.0m x 4.0m max 3.4m min)



#### Dining Area



Having tiled flooring, double glazed sliding patio door to the rear, doors to understairs storage, utility room and walkthrough to the kitchen areaa.

#### Kitchen Area



Fitted with a range of wall and base cabinets with cream colour doors and granite style work surface over, inset 11/2 bowl sink unit with mixer tap, built in stainless steel over, microwave and hob, integrated fridge freezer and dishwasher, tiled flooring, inset lighting, double glazed window to the rear and inset lighting.

#### Utility Room

7'10" x 5'2" (2.4m x 1.6m)

Having wall and base cabinets with worksurface over, sink unit with mixer tap, wall mounted Ideal boiler, tiled flooring and double door to the rear.

**Office**

9'10" x 7'10" (3.0m x 2.4m)



Having a double glazed window to the rear and radiator.

**Cloakroom**

6'2" x 3'7" (1.9m x 1.1m)

Having a white suite comprising a wall mounted wash hand basin, W/C, tiled flooring, radiator and double glazed window to the side.

**First Floor Landing**



Having a double glazed window to the front, wooden balustrade, radiator, door to airing cupboard, bedrooms and bathroom.

**Master Bedroom**

14'5" max into bay 12'9" min x 11'9" (4.4m max into bay 3.9m min x 3.6m)



Having a double glazed window to the front, fitted wardrobes, radiator and door to the ensuite shower room.

**Ensuite Shower Room**

8'6" x 6'6" (2.6m x 2.0m)



Having a wall mounted thermostatic bar shower with glazed enclosure, wall mounted wash hand basin, W/C, part tiled walls, tiled flooring, inset lighting, heated towel rail and double glazed window to the side.

**Bedroom Two**

14'9" x 9'2" (4.5m x 2.8m)



Having a double glazed window to the rear, built in wardrobes, radiator and door to the ensuite.

**Ensuite Shower Room**

6'6" x 5'10" (2.0m x 1.8m)



Having a white suite comprising a shower enclosure with wall mounted thermostatic bar shower, pedestal wash hand basin, W/C, part tiled walls, tiled flooring, inset lighting and double glazed window to the rear.

**Bedroom Three**

11'1" x 9'2" (3.4m x 2.8m)



Having a double glazed window to the rear and radiator.

**Bedroom Four**

10'2" x 9'10" (3.1m x 3.0m)



Having a double glazed window to the rear and radiator.

**Family Bathroom**

8'6" x 6'2" (2.6m x 1.9m)



**Rear Garden**



Having a white suite comprising of a panel bath with thermostatic bar shower and screen over, wall mounted wash hand basin, W/C, tiled flooring, part tiled walls, heated towel rail, inset lighting and double glazed window to the front.

**Double Garage**

Having an up and over door to the front.

**Outside**



**Rear Garden**



**Rear Garden**



#### **Tenure - Not Verified**

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

#### **Agents Note**

Please be aware that the external photos were taken and provided to us by the current occupiers of the property.

#### **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.

#### **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.

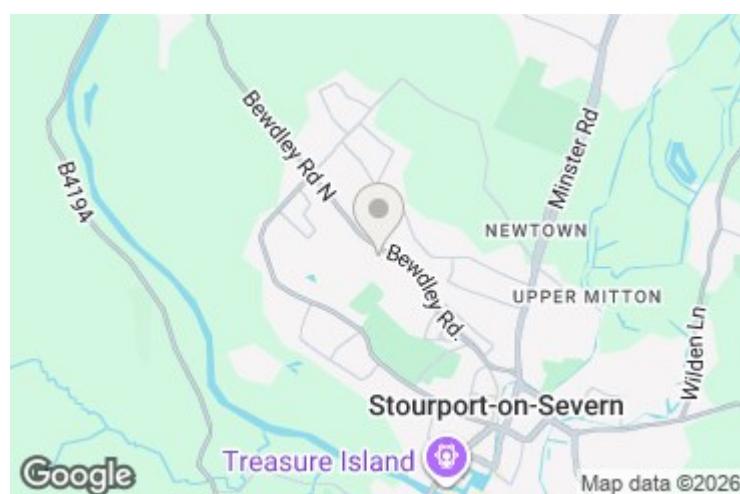
#### **Disclaimer**

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.

#### **Council Tax**

RP-16/01/2025-V1



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