



## 120 Elan Avenue, Stourport-On-Severn, Worcestershire, DY13 8LR

This property comes to the market with the benefit of No Upward Chain, and having a refitted kitchen, carpets, and redecoration. Situated upon the highly popular and sought after Burlish Park estate, the quiet and convenient location grants easy access to the highly regarded Burlish Primary School and Stourport High School, in addition to Burlish Top Nature reserve, convenience store and main road networks leading to Kidderminster, Bewdley and Stourport Town Centre. The property offers family living accommodation which briefly comprises a through lounge diner, kitchen, conservatory, study / bedroom four with ensuite to the ground floor, three bedrooms and family bathroom to the first floor. Benefiting further from a rear garden, double glazing, gas central heating and off road parking. Call today to book your viewing.

Epc Band D.  
 Council Tax Band C.

**Offers Around £285,000**



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### Entrance Door

Being double glazed and opens in to the reception hall.

### Reception Hall

Having a double glazed window to the front, radiator, staircase to the first floor landing, understairs storage, doors to lounge, kitchen and bedroom four / study.

### Lounge Diner

24'7" max into bay, 22'3" min x 11'5" (7.50m max into bay, 6.80m min x 3.50m)



Having a double glazed bay window to the front, two radiators, feature fire place with surround with marble effect backing and hearth, coving to the ceiling, double glazed sliding patio doors to the conservatory and door to the kitchen.

### Lounge Area



### Dining Area



### Conservatory

10'9" x 8'10" (3.30m x 2.70m)



Having a brick base with double glazed windows to the side and rear and double doors to the rear garden.

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### Kitchen

13'1" x 6'10" (4.00 x 2.10m)



Having been refitted to comprise wall and base units with complementary work surface over, one and a half bowl sink unit with mixer tap, built in oven and hob with hood over, space for under counter appliance, plumbing for washing machine, double glazed window to the rear, storage cupboard, coving to the ceiling, and door to the rear garden.



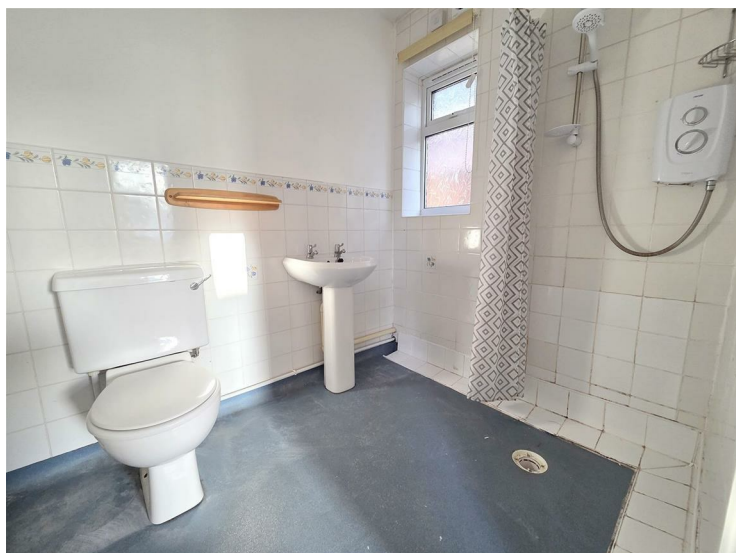
### Study / Bedroom Four

11'9" max x 7'2" max (3.60m max x 2.20m max)



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

### Shower Room



Having non slip flooring, wall mounted shower and curtain, pedestal wash hand basin, W/C, radiator, part tiled walls and double glazed window to the side.

### Landing

Having doors to bedrooms one, two, three and bathroom and loft hatch.



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### Bedroom One

14'9" max in to bay, 10'9" min x 11'5" (4.50m max in to bay, 3.30m min x 3.50m)



Having a double glazed bay window to the front and radiator.

### Bedroom Two

11'5" x 11'1" (3.50m x 3.40m)



Having a double glazed window to the rear and radiator.

### Bedroom Three

11'5" into eaves x 7'10" plus 4'11" x 4'3"\* (3.50m into eaves x 2.40m plus 1.50m x 1.30\*)



Having a double glazed window to the front, radiator and cupboard housing the boiler.

\* Irregular in shape

### Bathroom

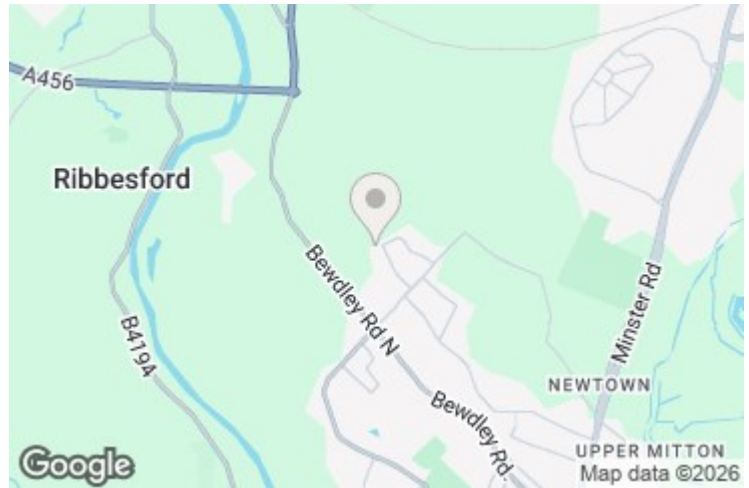


Fitted with a white suite comprising a panelled bath, pedestal wash basin, w/c, radiator, part tiled walls and double glazed window to the rear.

### Outside

Driveway providing off road vehicular parking.

### Rear Garden



Having paved pathways leading to the lawn area with a block paved patio area to the rear, space for sheds and a side access.

### Council Tax

Wyre Forest DC - Band C.

### 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.

### 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.

### 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.

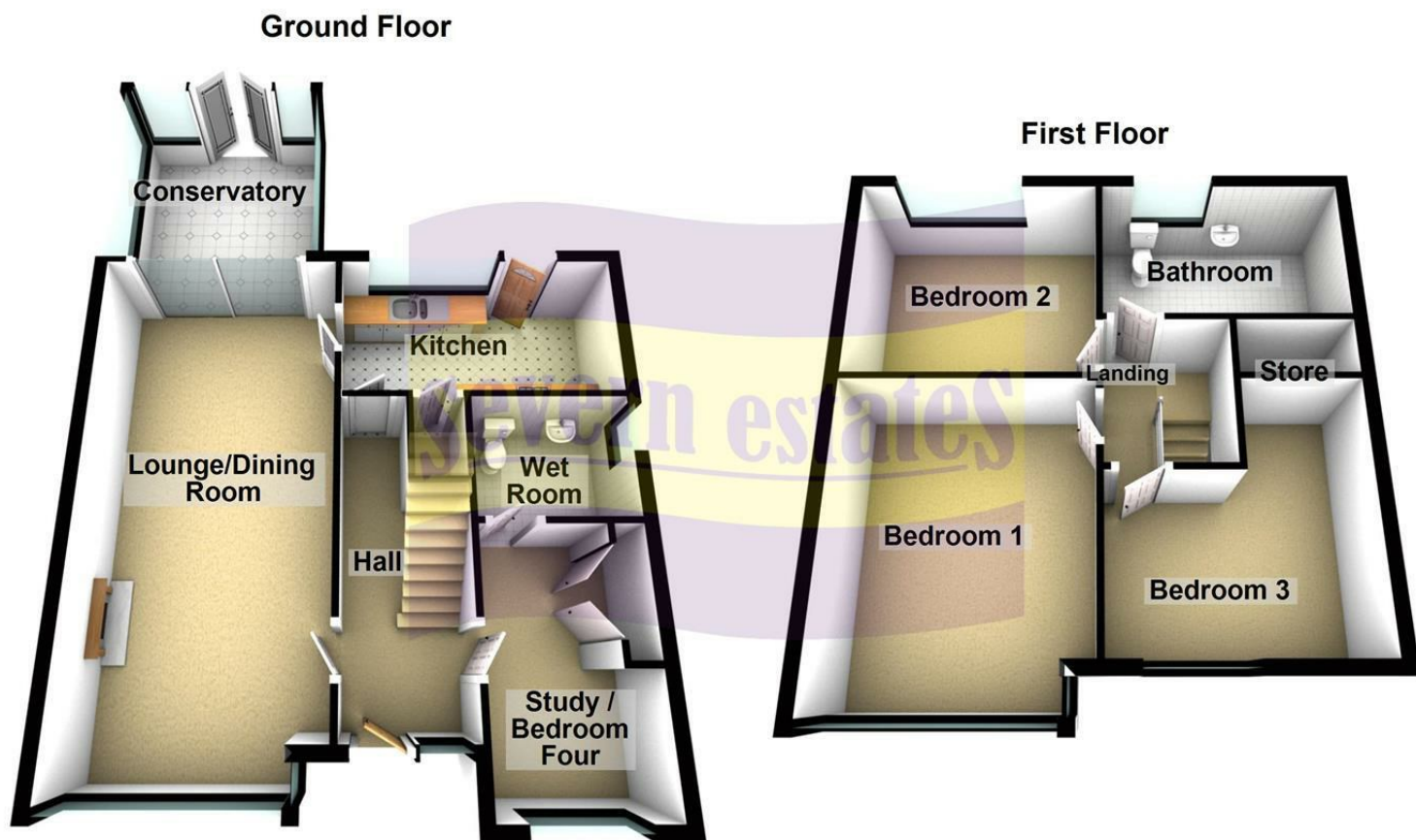
### Fixtures & Fittings

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.

### 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.



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>		79
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 