



4 Derwent Avenue, Stourport-On-Severn, Worcestershire, DY13 8JN

This fabulous three bedroom semi-detached house is situated upon the ever popular Burlish Park estate which grants easy access to the local primary and High School in addition to Burlish Top Nature reserve, recently opened Burlish Park Bike Trail, convenience store and the main road networks leading to the Town Centre, Bewdley & Kidderminster. The property has been well cared for with the accommodation briefly comprising a dual aspect lounge diner and kitchen to the ground floor. three bedrooms and bathroom to the first floor. Benefiting further from double glazing, gas central heating, off road parking with garage and west facing rear garden.

EPC band D.
Council Tax Band C.

Offers Over £274,950

Entrance Door

Being double glazed and opening out of the porch.

Porch

With double glazed windows to the front and side, and door to the hall.

Hall

Having doors to the lounge diner and kitchen, radiator, stairs to the first floor landing with storage beneath.

Lounge Diner



Lounge Area

13'5" max x 11'5" (4.10 max x 3.50m)



Having a double glazed window to the front, radiator, coving to the ceiling and open plan to the dining area.

Dining Area

11'5" into alcove x 10'9" (3.50m into alcove x 3.30m)



Having double glazed double doors with side panels to the rear garden, feature multi fuel log burner, radiator and coving to the ceiling.

Kitchen

9'10" x 6'10" (3.00m x 2.10m)



Fitted with wall and base units with complementary worksurface over, built in oven and hob, one and a half bowl sink unit with mixer tap, plumbing for washing machine, space for under counter appliance, tiled splash backs, double glazed window to the rear and door to the rear lobby.

Rear Lobby

Having a door to the garage and rear garden.

First Floor Landing

With doors to all bedrooms and bathroom.

Bedroom One

13'9" into bay x 11'5" (4.20m into bay x 3.50m)



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

Bedroom Two

11'5" x 10'9" (3.50m x 3.30m)



Having a double glazed window to the rear and radiator.

Bedroom Three

7'10" x 7'10" (2.40m x 2.40m)

Having a double glazed window to the front and radiator.

Bathroom



Fitted with a suite comprising a shower bath with shower over, pedestal wash basin, w/c, part tiled walls, heated towel rail and double glazed window to the rear.

Outside

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

Rear Garden



Being generally west facing and laid mainly to lawn with patio area and gated side access.

Rear Elevation



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.

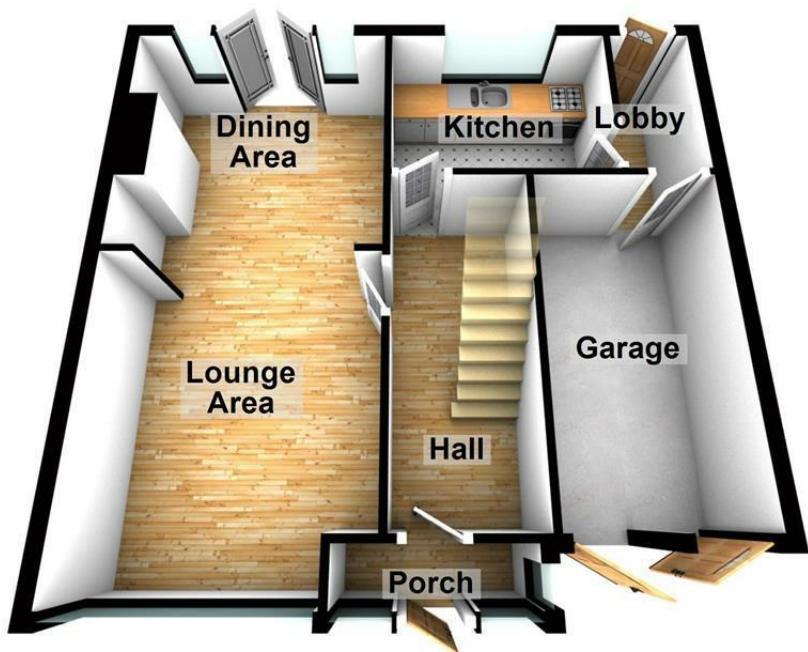
Disclaimer

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.

RF-271124-V1.0

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	