



## 11 The Birches, Stourport-On-Severn, DY13 9NN

This semi-detached house is a prime example of a three bedroom semi-detached family home situated upon this incredibly popular residential location on the Hartlebury side of Stourport on Severn, ideally situated for highly regarded Wilden All Saints Primary School, main road networks leading to Kidderminster, Hartlebury and the town centre, plus Hartlebury Common for those who enjoy walks and with dogs.

The internal accommodation is immaculately presented and comprises a reception hall, spacious living room, kitchen diner, utility and cloakroom to the ground floor, three bedrooms and bathroom to the first floor. Benefitting further from gas central heating system, off road parking and beautiful rear garden. Internal inspection is essential to appreciate the property to its fullest.

EPC band TBC.  
Council Tax Band C.

**Offers Around £275,000**



## 11 The Birches, Stourport-On-Severn, , DY13 9NN

### Entrance Door

Opening to the reception hall.

### Reception Hall



Having double doors opening to the living room, coving to the ceiling, two double glazed windows to the front, radiator and stairs to the first floor landing.

### Living Room

24'11" x 10'5" (7.60m x 3.20m)



A beautifully spacious living room measuring at an approximate 24' in length and offering double glazed sliding patio to the rear garden, feature gas fire with surround, coving to the ceiling and door to the kitchen area.



### Kitchen Diner



### Kitchen Area

10'9" x 7'10" (3.30m x 2.40m)



Fitted with wall and base units having a complementary worksurface over, single drainer sink unit with mixer tap, space



## 11 The Birches, Stourport-On-Severn, , DY13 9NN

for 'Range' style oven with hood over (current Rangemaster potentially available via separate negotiations), integrated fridge and dishwasher, door to the side leading outside, double glazed window to the rear, coving to the ceiling and open to the dining area.

### Dining Area

10'9" x 7'6" (3.30m x 2.30m)



Having a double glazed window to the side, radiator, coving to the ceiling and door to the utility.

### Utility



Having space for domestic appliance, plumbing for washing machine, storage units and storage cupboard, double glazed window to the front, radiator and door to the cloakroom.

### Cloakroom

Having a double glazed window to the front, w/c and wash basin set to vanity unit.

### First Floor Landing

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

### Bedroom One

11'9" x 10'5" inc. w/robes (3.60m x 3.20m inc. w/robes)



Having a double glazed window to the rear, radiator and fitted wardrobes.

### Bedroom Two

11'9" x 7'10" inc. w/robes (3.60m x 2.40m inc. w/robes)



Having a double glazed window to the rear, radiator and fitted wardrobes.



## 11 The Birches, Stourport-On-Severn, , DY13 9NN

### Bedroom Three

12'9" x 7'2" (3.90m x 2.20m)



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

### Bathroom

7'10" x 8'2" (2.40m x 2.50m)



Having a bath, shower enclosure, w/c with concealed cistern, wash basin set to base unit, Karndean flooring, tiled walls, coving to the ceiling and double glazed window to the front.

### Outside

Having a driveway providing off road parking and gated side access.

### Rear Garden



A fine feature of the property is the good sized rear garden having a patio area with Pergoda, a further decorative stoned area with raised planter and pathway to a gated lawn area established borders.



### 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

## 11 The Birches, Stourport-On-Severn, , DY13 9NN

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

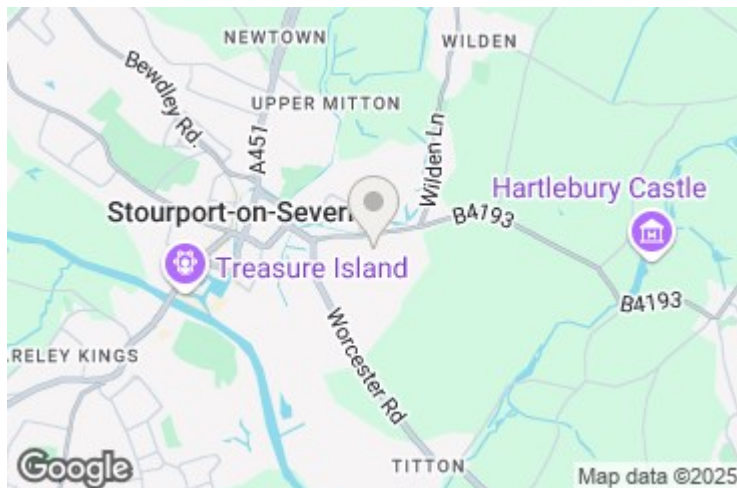
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### Disclaimer

MISREPRESENTATION ACT - PROPERTY  
MISDESCRIPTIONS ACT

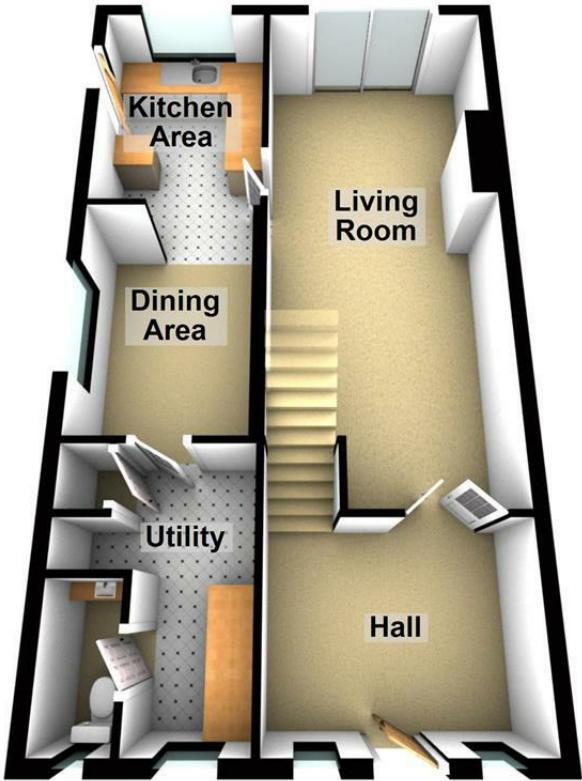
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

**RF-100125-V1.0**





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>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 