



7 Axminster Drive, Stourport-On-Severn, DY13 9FS

Severn Estates are proud to bring to market this nearly new four bedroom detached home situated on the new Folliot's Manor development. Being centrally located within the beautiful Town of Stourport on Severn, the location offers great access to the main road networks, Town Centre, and stunning Canal and Riverside area with picturesque walks and parks. Built by Messers Barratt Homes to their 'Alderney' design the home offers superb family living space with layout briefly comprising a dual aspect living room, dining room, family kitchen, and cloakroom to the ground floor, four bedrooms, ensuite shower room, and bathroom to the first floor.

Benefiting from a wealth of extras, along with solar panels, EV charging, garage, and the usual new build perks of the remaining balance of the NHBC. Contact our office for full details and to book your viewing.

EPC band B.
 Council Tax band D.

Offers Around £399,950

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Entrance Door

Opening to the hall.

Hall

With stairs rising to the first floor landing with storage cupboard beneath, radiator, Amtico flooring, storage cupboard, and doors to the living room, dining room, family kitchen, and cloakroom.

Living Room

16'8" x 10'2" (5.10m x 3.10m)



With a double glazed window to the front, double doors opening to the patio area of the rear garden, Amtico flooring, and two radiators.



Dining Room

10'5" max x 9'6" max (3.20m max x 2.90m max)



Having a radiator, Amtico flooring, and double glazed windows to the front and side.

Family Kitchen

15'1" max x 15'1" max (4.60m max x 4.60m max)



Fitted with a range of wall and base units having a complementary quartz worksurface over, matching central island with breakfast bar, built in AEG oven, microwave and hob with hood over, integrated AEG fridge-freezer, AEG washer dryer, and wine chiller, inset one and a half bowl sink with drainer and mixer tap, under unit lighting, radiator, Amtico flooring, double glazed windows to the front and side, plus double glazed double doors opening to the patio area of the rear garden.

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Bedroom One

13'1" to w/robe x 10'2" (4.00m to w/robe x 3.10)



Cloakroom



Having double glazed windows to the side and rear, radiator, fitted wardrobes, and door to the ensuite shower room.



Fitted with a corner wash basin, w/c, radiator, Amtico flooring, and extractor fan.

First Floor Landing

With doors to all bedrooms, bathroom, plus radiator, and double glazed window to the rear.

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Ensuite Shower Room



Fitted with a shower enclosure with tiled surround, pedestal wash basin, w/c, heated towel rail, inset spot lights, and extractor fan.

Bedroom Two

12'1" to w/robe x 10'2" max, 8'6" min (3.70m to w/robe x 3.10m max, 2.60m min)



Having double glazed windows to the front and side, fitted wardrobes, Amtico flooring, and radiator.

Bedroom Three

11'5" to w/robe x 10'2" max, 9'2" min (3.50m to w/robe x 3.10m max, 2.80m min)



Having double glazed windows to the front, fitted wardrobes, and radiator.

Bedroom Four

7'6" x 7'2" (2.30m x 2.20m)



Having double glazed windows to the rear, and radiator.

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Bathroom



Fitted with a suite comprising a bath with shower and screen over plus tiled surround, pedestal wash basin, w/c, tiled flooring radiator, and extractor fan.

Outside

Situated on a corner plot having a decorative front garden, and driveway to the side providing off road parking, EV charging point, access to the garden and gated access to the rear garden.

Garage



With lightening, electrics and an up and over door to the front.

Rear Garden



Being laid mainly to lawn, with patio area connecting the double doors from both the living room and kitchen.



Council Tax

Wyre Forest DC - Band D.

Services

The agent understands that the property has mains water / electricity / gas / solar panels / 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.

We have been informed that there will be a service charge payable for the estates, however the exact cost is currently TBC.

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.

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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

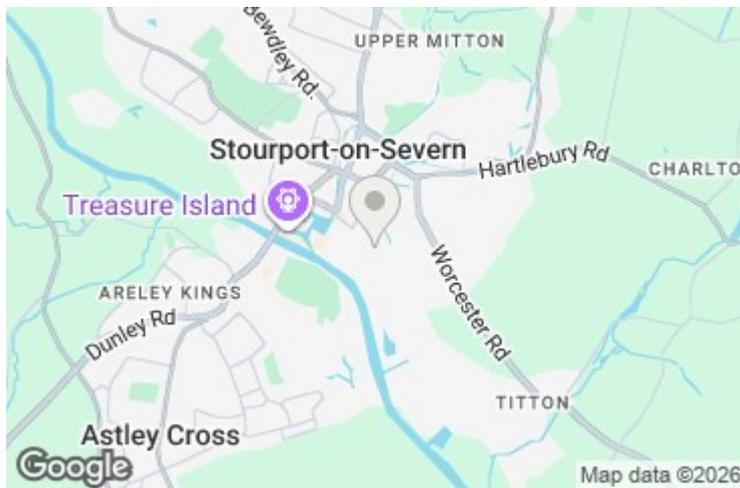
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Disclaimer

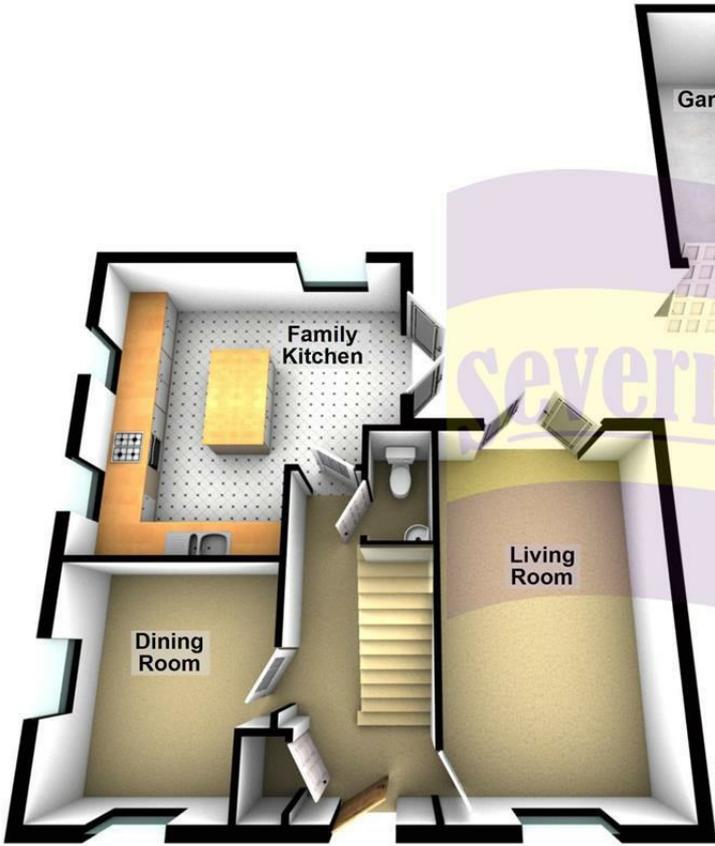
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

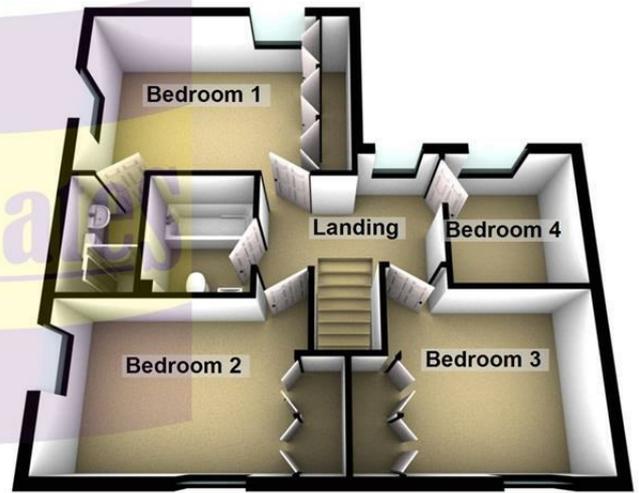
RF-020326-V1.0



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	