



4 Folliott Close, Stourport-On-Severn, DY13 9FU

Severn Estates are proud to bring to market this nearly new larger style 2 bedroom end terraced house situated on the Folliott'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 'Roseberry' design it would be ideal as a first-time-purchase or for those looking to downsize, the layout offers a living room, cloakroom, and kitchen diner to the ground floor, two bedrooms, and bathroom to the first floor.

The property benefits from off road parking with EV charging point, double glazing, gas central heating, rear garden, and the balance of the NHBC certificate.

EPC band B.
 Council Tax band B.

Offers Around £235,000

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Entrance Door

Opening to the hall.

Hall

Having a radiator, stairs to the first floor landing, and door to the living room.

Living Room

12'9" max x 11'5" max (3.90m max x 3.50m max)



With a double glazed window to the front, radiator, and door to the rear hall.



Rear Hall

With doors to the cloakroom, and kitchen diner.

Cloakroom



Fitted with a wash basin, w/c, and heated towel rail.

Kitchen Diner

14'9" x 9'2" max (4.50m x 2.80m max)



Spanning the rear of the property and being fitted with wall and base units with complementary worksurface over, built in oven and hob with stainless steel splashback with hood over, single drainer sink unit with mixer tap, plumbing for washing machine, space for domestic appliance, plinth heater, double doors with double glazed side panels opening to the rear garden, radiator, and storage cupboard.

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



Having a double glazed window to the front, radiator, over the stairs store cupboard, and built in wardrobe.



First Floor Landing

Having a radiator, and doors to both bedrooms, and bathroom.



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Bedroom Two

11'1" x 8'2" (3.40m x 2.50m)



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

Bathroom



Fitted with a bath having a tiled surround and shower and screen over, pedestal wash basin, w/c, heated towel rail, and double glazed window to the rear.

Outside



Driveway provides off road parking, and the benefit of an EV charging point.



Rear Garden



Being laid mainly to lawn with gated rear access.

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Council Tax

Wyre Forest DC - Band B.

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.

We have been informed that there will be a service charge payable, this is expected to be in the region of £183.00 a year, however all interested parties are advised to obtain verification through their solicitor.

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

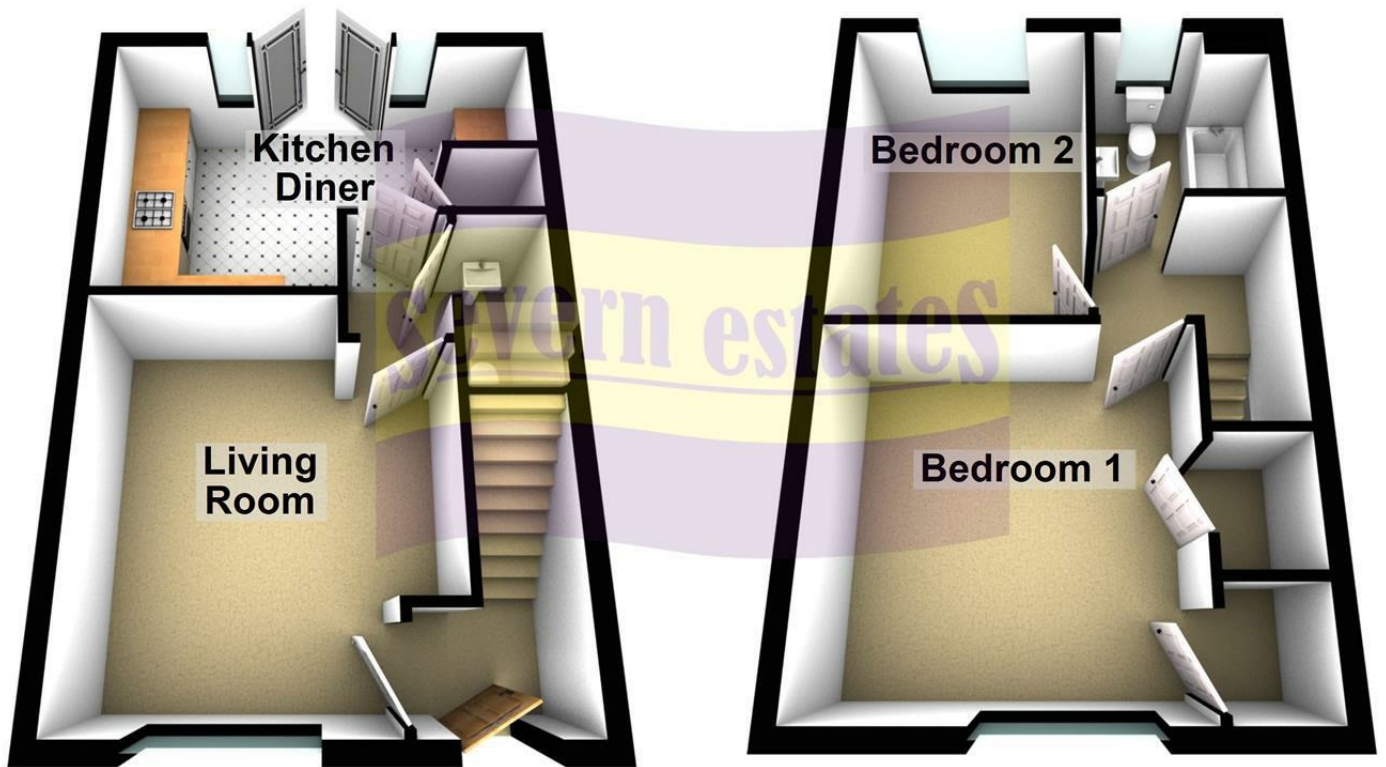
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-241025-V1.0

Ground Floor

First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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 	