



### **13 Burlish Crossing, Stourport-On-Severn, Worcestershire, DY13 8QA**

A traditional bay fronted semi-detached house situated upon this popular residential location giving 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 offers a bay fronted dining room, living room with rear bay and extended kitchen to the ground floor, three bedrooms and bathroom to the first floor. Benefiting further from double glazing, gas central heating, rear garden, off road parking and rear garage.. Act fast to avoid missing out on this great family property.

EPC band D  
 Council Tax - Band C.

**Offers Around £255,000**



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### Entrance Door

Opening to the hall.

### Hall

Having stairs to the first floor landing with storage cupboard beneath, radiator and doors to the kitchen, living room and dining room.

### Dining Room

12'9" into bay x 11'1" into alcove (3.90m into bay x 3.40m into alcove)



Having a double glazed bay window to the front, radiator, feature fire place and coving to the ceiling.

### Living Room

13'5" into bay x 11'1" into alcove (4.10m into bay x 3.40m into alcove)



Fitted with a feature multi-fuel burner inset to chimney breast, radiator and double glazed bay with double doors opening to the rear garden.

### Kitchen

17'8" max x 8'6" max (5.40m max x 2.60m max)



Fitted with wall and base units have a complementary worksurface over, single drainer sink unit with mixer tap, space for domestic appliance, plumbing for domestic appliance and washing machine, tiled splash backs, tiled flooring, radiator, double glazed windows to the side and door to the rear garden.



### First Floor Landing

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



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### Bedroom One

13'1" into bay x 11'1" into alcove (4.00m into bay x 3.40m into alcove)



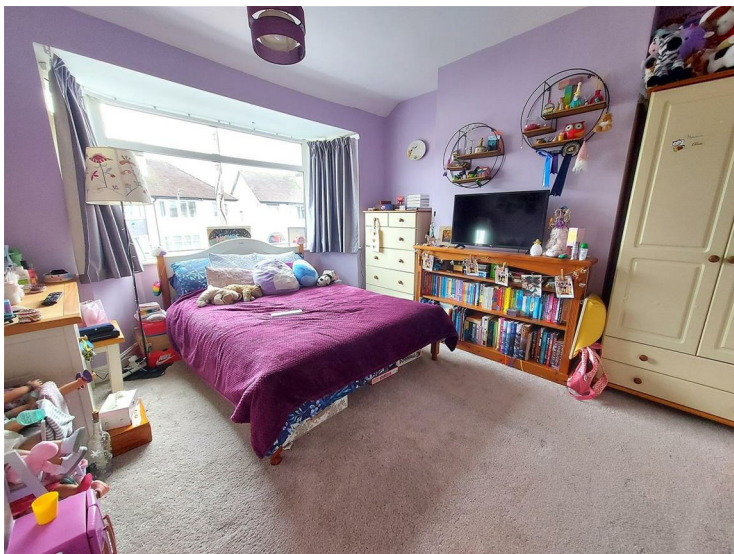
Having a double glazed bay window to the rear and radiator.

### Rear Garden Overview



### Bedroom Two

4.00m into bay x 3.40m into alcove



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

### Bedroom Three

7'6" x 5'10" (2.30m x 1.80m)



Having a double glazed window to the front and radiator, being best suited to an office or nursery,

### Bathroom



Fitted with a bath having a shower and screen over, w/c, wash basin set to base unit, tiled flooring, part tiled walls, heated towel rail, loft hatch and double glazed window to the rear.

### Outside

Providing off road parking and shared driveway to the rear garage.

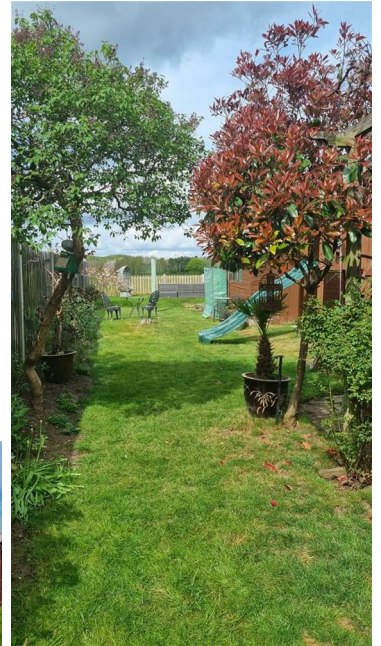
### Rear Garage

Having an up and over door to the front.



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### Rear Garden



### Rear Elevation



### Agents Note

The sellers have informed us they they have had a new roof installed 12-16th September 2022, including all new lining and waterproofing.

Additionally there is also Ultrafast 1000MB broadband (full fibre) already setup and installed.

### 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.

### Fixtures & Fittings

You should ensure that your solicitor verifies this information in

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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

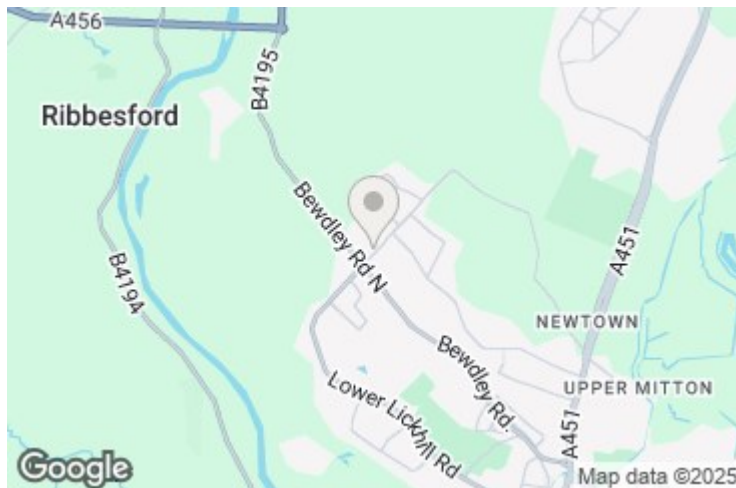
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

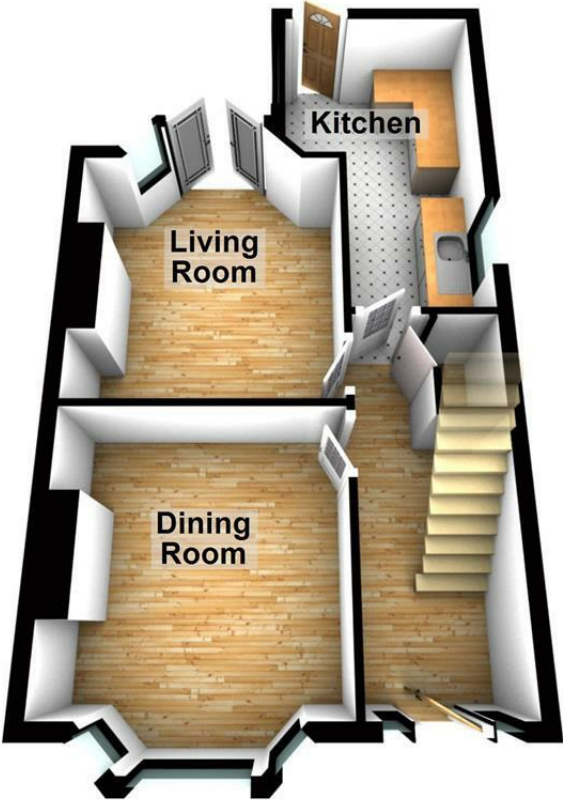
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RF-240124-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		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	