



124 Windermere Way, Stourport-On-Severn, Worcestershire, DY13 8PZ

This extended three bedroom semi-detached house offer fantastic family living space and situated upon the highly sought after Burlish Park estate which grants great access to the local primary and High School in addition to Burlish Top Nature reserve, convenience store and the main road networks leading to the Town Centre, Bewdley & Kidderminster. The spacious accommodation has been well cared for and improved upon by the current owners and briefly comprises a reception hall, flexible use dining room, inner hall, living room, kitchen, cloakroom and utility to the ground floor, three bedrooms and bathroom to the first floor. Benefiting further from gas central heating, rear garden and off road parking. Internal inspection is essential to appreciate the size of the property on offer, call today to book your viewing.

EPC Band D. Council Tax Band C.

Offers Around £255,000

Entrance Door

With a side panel and opening to the reception hall.

Reception Hall



Having a tiled flooring, radiator, double glazed window to the front, skylight, door with side panel to the inner hall and double folding doors to the dining area.

Inner Hall



Having stairs to the first floor landing with storage cupboard beneath, radiator, coving to the ceiling, inset spot lights, doorway to the living room and door to the cloakroom.

Cloakroom



Fitted with a w/c, pedestal wash basin, heated towel rail, tiled walls and flooring, coving to the ceiling, inset spot lights and extractor fan.

Living Room

16'0" x 9'10" (4.90m x 3.00m)



With double glazed double doors with side panels opening to the rear garden, radiator, coving to the ceiling and door to the kitchen.

Kitchen

15'8" x 6'10" (4.80m x 2.10m)



Fitted with wall and base units having complementary worksurface over, one and half bowl sink unit with mixer tap, space for domestic appliance, space for under counter appliance, plumbing for slim line dishwasher, breakfast bar, tiled splash backs, tiled flooring, double glazed windows to the side, double glazed door to the rear garden with single glazed side panel and wall mounted electric heater.



Accessed from the reception hall and an incredible addition to the property, suiting a multitude of uses such a dining room, home office, craft room or an additional living room. Having two double glazed windows to the front, skylight, two radiators, storage cupboard, tiled flooring and door to the utility.

Utility



Fitted with a wall and base unit having worksurface over, single drainer sink unit, tiled splash backs, plumbing for washing machine, tiled flooring, skylight and double glazed window and door to the rear.

First Floor Landing

Having a loft hatch and doors to all bedrooms and bathroom.

Bedroom One

10'5" x 10'5" (3.20m x 3.20m)



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

Bedroom Two

8'6" x 8'2" (2.60m x 2.50m)



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

Bedroom Three

10'5" x 6'6" (3.20m x 2.00m)



Having a double glazed window to the rear and radiator.

Bathroom



Fitted with a white suite comprising a bath with shower and screen over, w/c, wash basin set to vanity unit, double glazed window to the front, tiled walls, airing cupboard and radiator.

Outside



Rear Garden



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.

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.

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

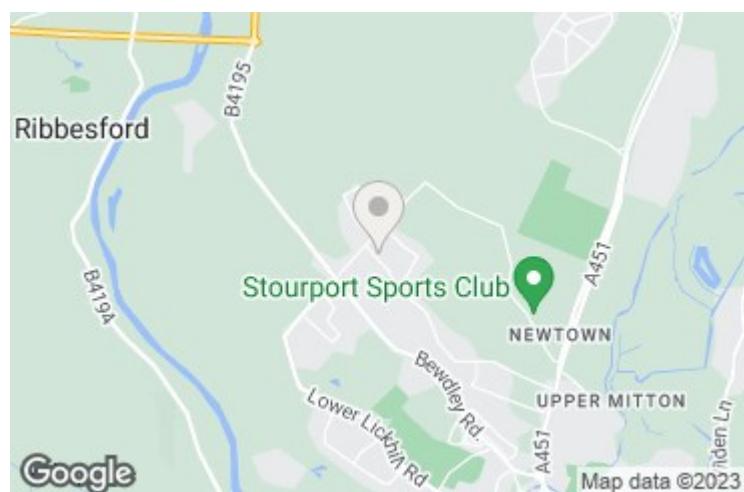
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

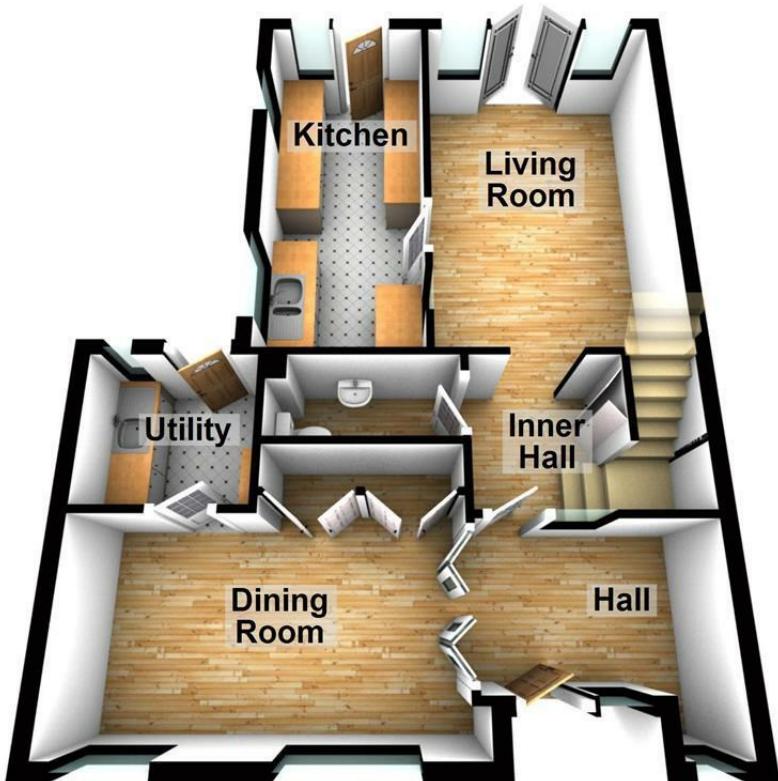
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-180323-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	