



### 4 Lucy Baldwin Close, Stourport-On-Severn, DY13 8YF

This modern terraced house is situated within the wonderful Baldwin Gardens development built by Messrs Taylor Wimpey circa 2014 and situated within this quiet yet convenient location by the stunning Lickhill War Memorial Park, along with offering easy access to the Town Centre, main road networks leading to Kidderminster and Bewdley, plus local primary schools. Having been well cared for by the current owner the light and airy accommodation briefly comprises a living room, kitchen, and cloakroom to the ground floor, two bedrooms, and bathroom to the first floor. Benefiting further from double glazing, gas central heating, rear garden, and off road parking. Viewing comes highly recommend to appreciate the property and location on offer.

EPC Band C.  
Council Tax Band B.

**Offers In The Region Of £200,000**



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### Entrance Door

Opening to the hall.

### Hall

With stairs rising to the first floor landing, radiator, open plan to the kitchen, doors to the living room, and cloakroom.

### Kitchen

9'10" x 6'2" (3.00m x 1.90m)



Fitted with wall and base units having a complementary worksurface over, single drainers sink unit with mixer tap, built in oven and hob with stainless steel splashback and extractor fan over, space for domestic appliance, plumbing for washing machine, tiled flooring, and double glazed window to the front.

### Living Room

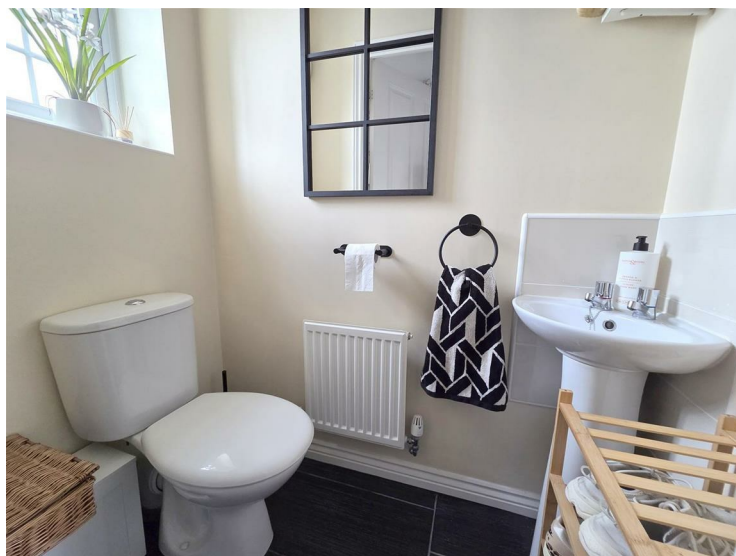
13'1" max, 8'10" min x 12'1" (4.00m max, 2.70m min x 3.70m)



Having double glazed double doors with side panels opening to the rear garden, radiator, and under stairs storage cupboard.



### Cloakroom



Fitted with a pedestal wash basin, w/c, radiator, tiled flooring, and double glazed window to the front.

### First Floor Landing

With doors to both bedrooms, and bathroom, plus loft hatch.



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### Bedroom One

12'9" x 8'6" \* inc. w/robe & s/cpd (3.90m x 2.60m \* inc. w/robe & s/cpd)



Having two double glazed windows to the front, fitted wardrobe with sliding mirrored doors, storage cupboard, and radiator.



### Bedroom Two

12'9" x 6'10" (3.90m x 2.10m)

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

### Bathroom



Having a bath with shower and screen over, w/c, pedestal wash basin, tiled flooring, part tiled walls, and radiator.

### Outside

With a block paved frontage providing off road parking.

### Rear Garden



Being laid mainly to lawn with a slabbed patio area and path leading to the rear access gate and further patio area.



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### Local Area



Being located a very short walk away from the beautiful Memorial Park.



### 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

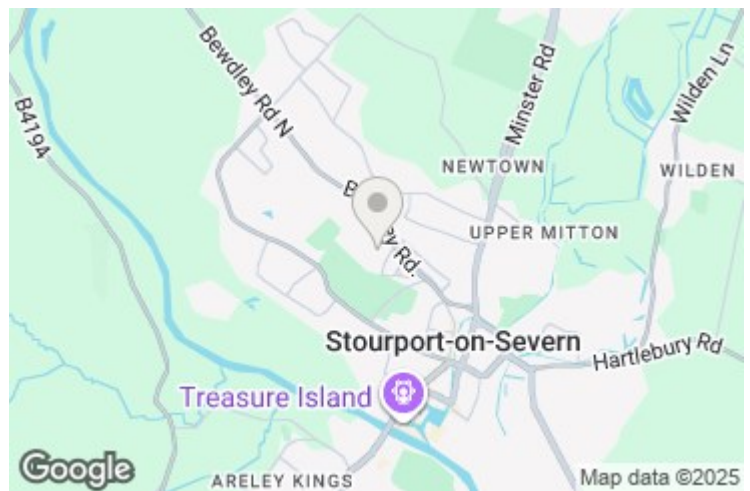
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### 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-130625-V1.0**



### 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.

### Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor. With reference to potential estate and service charges we recommended interested parties to obtain verification through their solicitor of any potential charges.

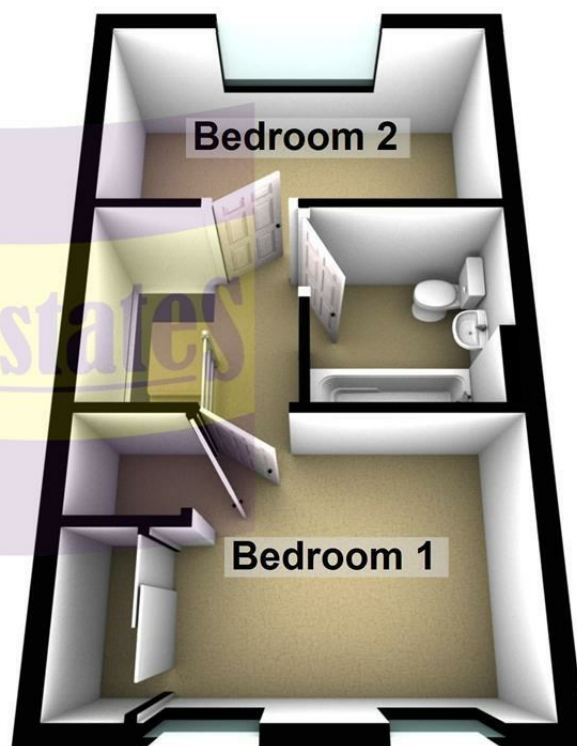
### Fixtures & Fittings

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.

## 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>		
(69-80) <b>C</b>	78	83
(55-68) <b>D</b>		
(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 