



## 28 Golden Hind Drive, Stourport-On-Severn, DY13 9RJ

\*\*\*\*\*Check out this delighted property with the advantage of an A rated EPC\*\*\*\*\*

We are delighted to offer For Sale this immaculately presented executive detached house which is situated upon this well established and popular residential development ideal for Stourport On Severn Town Centre, local schools and main road networks.

The accommodation has been much improved by the current owners and briefly comprises a lounge, dining area, refitted kitchen, utility and cloakroom to the ground floor. Master bedroom with en-suite shower room, three further bedrooms and refitted bathroom to the first floor. The property benefits further from a gas central heating system, double glazing, solar panels with storage batteries, EV car charging unit, garage, driveway for several vehicles and rear garden. Early inspection is essential to appreciate the property and its location on offer.

Council Tax Band D.  
 EPC band A.

**Offers Around £375,000**



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### Entrance Door

Having a double glazed door opening into the reception hall.

### Reception Hall

Having a staircase to the first floor landing, radiator and door to the lounge.

### Lounge

15'8" max 13'5" min x 13'9" max 9'10" min (4.8m max 4.1m min x 4.2m max 3.0m min)



Having a double glazed walk in bay window to the front, feature media wall with remote control electric fire suite, two radiators, inset lighting, two main room lights and door to the open plan kitchen / diner.

### Lounge



### Kitchen / Diner

18'8" x 10'5" (5.7m x 3.2m)



### Dining Area



Having a radiator, double glazed double doors to the conservatory and walkthrough to the kitchen area.

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### Kitchen Area



Fitted with a range of wall and base cabinets with granite work surface over, integrated sink unit with mixer tap, built in double oven and gas hob, integrated fridge and dishwasher, part tiled walls, doors to the understairs storage, garage and walkthrough to the utility room.

### Utility Room

10'5" max 5'10" min x 6'6" (3.2m max 1.8m min x 2.0m)



Having a base cabinet with granite work surface over, integrated sink unit with mixer tap, part tiled walls, radiator, double glazed window to the rear, double glazed door to the side and door to the cloakroom.

### Cloakroom

4'7" x 3'7" (1.4m x 1.1m)

Having a white suite comprising of a wall mounted wash hand basin, W/C, heated towel rail and double glazed window to the side.

### Conservatory

Being double glazed with double doors leading to the patio area.

### First Floor Landing

Having a double glazed window to the front, access to the loft space, doors to storage cupboard, bedrooms and family bathroom.

### Bedroom One

12'9" x 11'1" (3.9m x 3.4m)



Having a double glazed window to the front, radiator, built in wardrobes with sliding mirror doors, remote control ceiling light and fan and door to the ensuite shower room.

### Ensuite Shower Room

6'2" x 4'11" (1.9m x 1.5m)



Having a shower enclosure with thermostatic ceiling mounted rainfall shower, wash hand basin built into a unit, W/C, heated towel rail, part tiled walls, inset lighting and double glazed window to the side.



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### Bedroom Two

10'9" x 8'2" (3.3m x 2.5m)



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

### Bedroom Three

8'6" x 8'2" (2.6m x 2.5m)



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

### Bedroom Four

9'10" max 6'6" min plus 2'11" x 1'11" (3.0m max 2.0m min plus 0.9m x 0.6m)

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

### Family Bathroom

6'10" x 6'2" (2.1m x 1.9m)



Fitted with a white suite comprising a panel bath with inset taps and thermostatic ceiling mounted rainfall shower, wall mounted wash hand basin, W/C, heated towel rail, part tiled walls, inset lighting and double glazed window to the rear.

### Outside

Having a block paved driveway to the front providing off road vehicular parking for several cars, garage and side access gate.

### Garage

16'4" x 8'2" (5.0m x 2.5m)

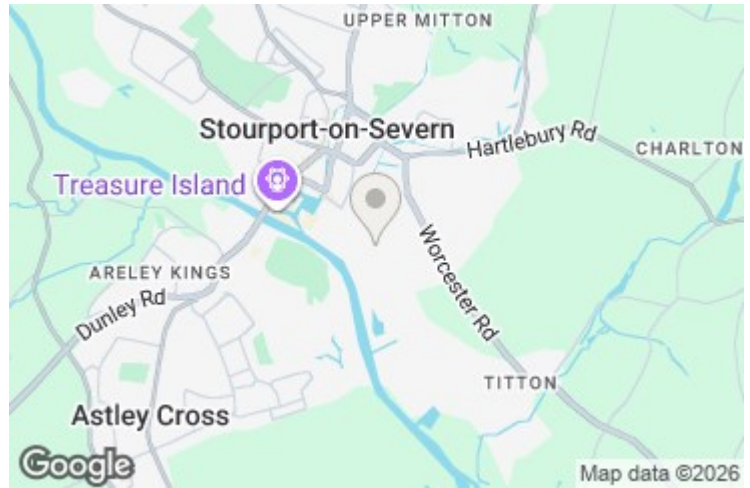
Having a roller shutter door, wall mounted central heating boiler, controls for the solar panels and the battery storage.

### Rear Garden



Having a paved patio leading to the lawn area with stepping stones and borders

### Rear Elevation



### Solar Panels

The solar panels system is owned outright by the current owners

### Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

### 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.

### Council Tax

Wyre Forest District Council Band D.

### 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.

### 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

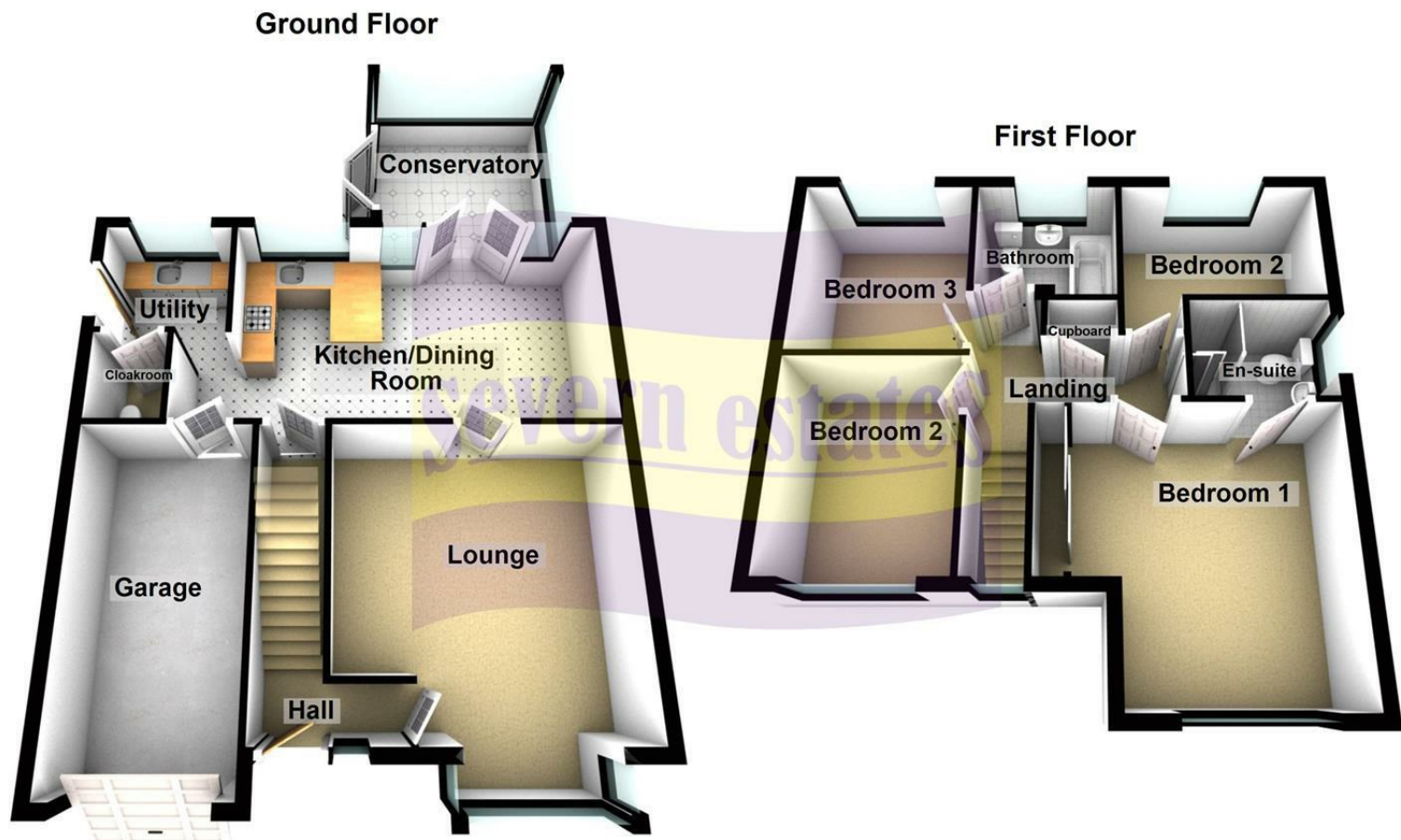
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	100+	100+
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 