



15 Manor Close, Stourport-On-Severn, DY13 9DR

This semi-detached house is available with the distinct advantage of No Upward Chain, situated upon this cul-de-sac location within this popular residential area of Stourport-on-Severn and benefits from having a recreational park and canal side walks on its doorstep, plus great access to the local primary and Stourport High School along with main road networks leading to the Town Centre and Kidderminster. The property has been well cared for and improved upon by the current owners and briefly comprises a living room, kitchen, and garden room to the ground floor, two bedrooms and shower room to the first floor. Benefitting further from gas central heating, rear garden, off road parking, and garage. Call today to book your viewing.

EPC Band C.
Council Tax Band B.

Offers Around £210,000

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Entrance Door

Opening to the porch.

Porch

With double glazed windows to the front and side, tiled flooring, and door to the living room.

Living Room

13'9" into alcove x 11'9" (4.20m into alcove x 3.60m)



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



Hall

With stairs to the first floor, and door to the kitchen.

Kitchen

13'9" max x 10'5" max (4.20m max x 3.20m max)



Fitted with wall and base units with complementary worksurface over, built in sink unit with mixer spray tap, tiled splash backs, space for 'Range' style oven (current Rangemaster available via separate negotiations) and hood over, integrated dishwasher, space for domestic appliance (current fridge-freezer available via separate negotiations), tiled flooring, inset spotlights, double glazed window and door to the garden room, and door to the side hall.



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Side Hall



Having a worktop with plumbing for washing machine beneath, plus door with side panel leading outside.

Garden Room

11'5" x 7'2" (3.50m x 2.20m)



Having double glazed windows to the side and rear, and double doors opening to the rear garden.

First Floor Landing

With a double glazed window to the side, doors to both bedrooms, and shower room.

Bedroom One

12'1" to w/robe x 11'9" (3.70m to w/robe x 3.60m)



With a double glazed window to the front, radiator, and built in wardrobes.

Bedroom Two

10'5" x 8'10" (3.20m x 2.70m)



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

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Shower Room



Having a shower area with low level shower doors, pedestal wash basin, w/c, radiator, tiled walls, and double glazed window to the rear.

Outside

Having a driveway, and access to the garage.

Garage



Having an up and over door to the front, and single glazed windows to the side and rear.

*Due to the limited width access to the garage, we recommend any interested party to make their own investigation as to adequate access for their purposes.

Rear Garden



Local Area



The popular cul-de-sac location offers easy access to the canal and local park.

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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.

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-190625-V1.0



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(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 	