



### **4 Lime Grove, Stourport-On-Severn, DY13 8ED**

This modern semi-detached house was built by Elmsvyne Homes circa 2018 and offers an immaculate interior and located within striking distance of the Town Centre which offers a variety of chain and independent shops, pubs, bus links and Riverside area with picturesque walks and parks. Having been lovingly maintained the property offers a spacious kitchen diner, living room and cloakroom to the ground floor, three bedrooms and bathroom to the first floor. Benefiting further from a mixture of double & triple glazing, gas central heating, off road parking and rear garden. Early inspection is essential to avoid missing out on this delightful home.

EPC band - B.  
Council Tax Band C.

**Offers Around £235,000**

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## Entrance Door

Opening to the hall area.

## Hall Area

Having doors to the cloakroom, stairs to the first floor landing and opening out to the kitchen diner.

## Cloakroom



With a w/c, pedestal wash basin, radiator and double glazed window to the front.

## Kitchen Diner

16'8" max, 10'5" min x 15'8" max(inc.stairs), 8'10 (5.10m max, 3.20m min x 4.80m max(inc.stairs), 2.7m)



## Kitchen Area



Fitted with wall and base units with complementary work surface over, single drainer sink unit with mixer tap, integrated fridge-freezer, dishwasher and washing machine, built in oven and hob with hood over, tiled splash backs and triple glazed window to the front.

## Dining Area



Having a radiator, under stairs storage cupboard and door to the living room.

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## Living Room

15'8" x 10'9" (4.80m x 3.30m)



## Bedroom Two

10'9" (inc. w/robe) max x 8'10" max (3.30m (inc. w/robe) max x 2.70m max)

Having double doors to the rear garden, double glazed window to the rear and radiator.

## First Floor Landing

With doors to all bedrooms, bathroom, loft hatch and radiator.

## Bedroom One

12'5" min x 10'5" (3.80m min x 3.20m)



Having a double glazed window to the rear and radiator.

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

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## Bedroom Three

10'9" max x 6'10" max (3.30m max x 2.10m max)



Having a double glazed window to the rear and radiator.

## Bathroom



Having a bath with shower and screen over plus tiled surround, pedestal wash basin, w/c, double glazed window to the side and heated towel rail.

## Outside



Having a driveway providing off road parking.

## Rear Garden



Being generally low maintenance having a patio leading to a stoned area and side access.

## 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.

## 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

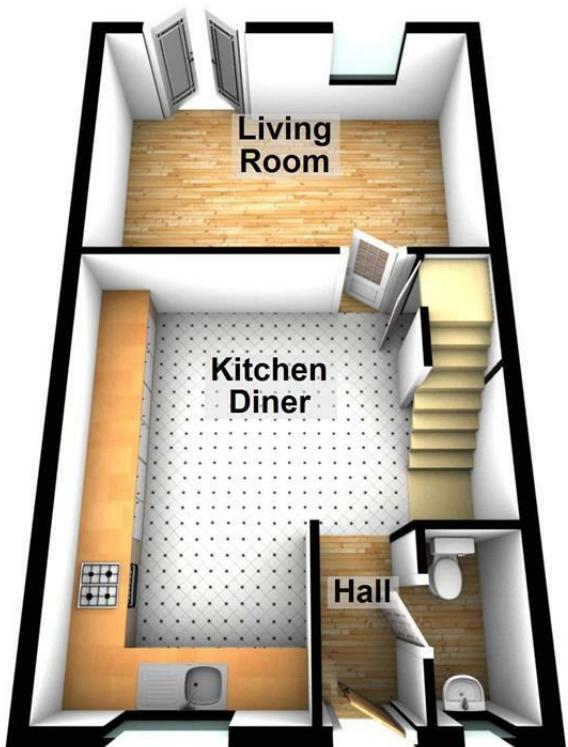
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-231024-V1.0



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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	