



### 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. Benefitting 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)



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



### Bedroom Two

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



Having a double glazed window to the rear and radiator.



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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.

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### 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

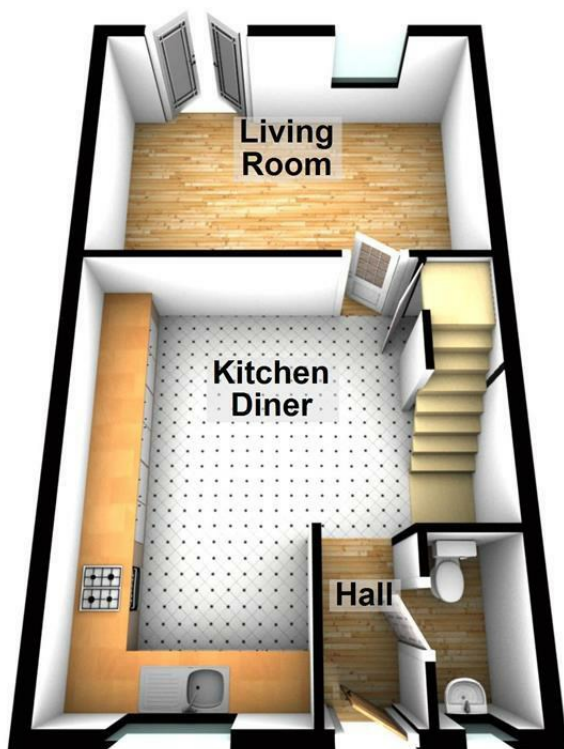
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RF-231024-V1.0





Ground Floor



First Floor



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