



26 Malham Road, Stourport-On-Severn, DY13 8NN

This wonderful three bedroom family home is situated upon the highly sought after Burlish Park estate which grants easy access to the local primary and High School in addition to Burlish Top Nature reserve, convenience store and the main road networks leading to the Town Centre, Bewdley & Kidderminster. Having been incredibly well cared for and presented to a high standard the property is ideal for first-time-buyer and briefly comprises to a living room, kitchen with dining area, utility, and an additional sitting room to the ground floor, three bedrooms, and bathroom to the first floor landing. Benefitting further from double glazing, gas central heating, rear garden, and off road parking. Early inspection is essential to avoid missing out on this delightful family home.

EPC band C.
 Council tax band B.

Offers Around £250,000

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Entrance Door

Opening to the hall.

Hall

With stairs to the first floor landing, radiator, and doors to the living room, and utility.

Living Room

15'8" x 9'10" (4.80m x 3.00m)



Having double glazed sliding patio doors to the rear garden, radiator, and open to the dining area.



Dining Area

7'2" x 6'10" (2.20m x 2.10m)



Having a double glazed window to the side, radiator, and door to the kitchen area.

Kitchen Area

8'10" x 6'10" (2.70m x 2.10m)



Fitted with wall and base units having a complementary worksurface over, built in oven and hob with stainless steel splashback and hood over, one and a half bowl sink unit with mixer tap, plumbing for domestic appliance, space for domestic appliance, tiled splash backs, double glazed window and door to the rear.

Utility



Having a built in unit with space for washing machine, shelving and storage cupboard with 'Combi' boiler, wash basin set to base unit, w/c, heated towel rail, and door to the sitting room.

Sitting Room

8'6" x 8'2" (2.60m x 2.50m)



Having a double glazed window to the front.

First Floor Landing

Having doors to all bedrooms, and bathroom, plus loft hatch.

Bedroom One

10'5" x 10'2" (3.20m x 3.10m)



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

Bedroom Two

8'6" x 8'2" (2.60m x 2.50m)



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

Bedroom Three

10'2" x 6'6" (3.10m x 2.00m)



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

Bathroom

11'9" x 5'6" (3.60m x 1.70m)



Fitted with a suite comprising a bath with tiled surround, separate shower enclosure, wash basin, w/c with concealed cistern, heated towel rail, inset spotlights, and double glazed window to the front.

Outside

Having a driveway providing off road parking, and decorative garden area.

Rear Garden



Having a lawn and hard-standing area with steps leading to the lower tier which offers a decked area and a further lawn.



Rear Elevation



Council Tax Band

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

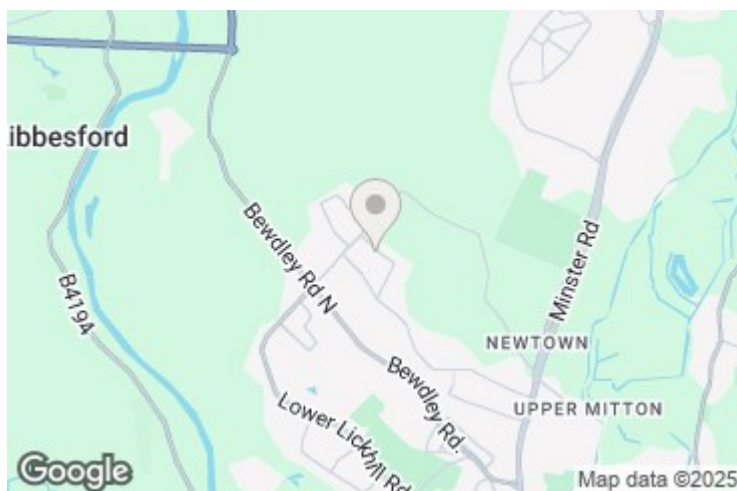
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Disclaimer

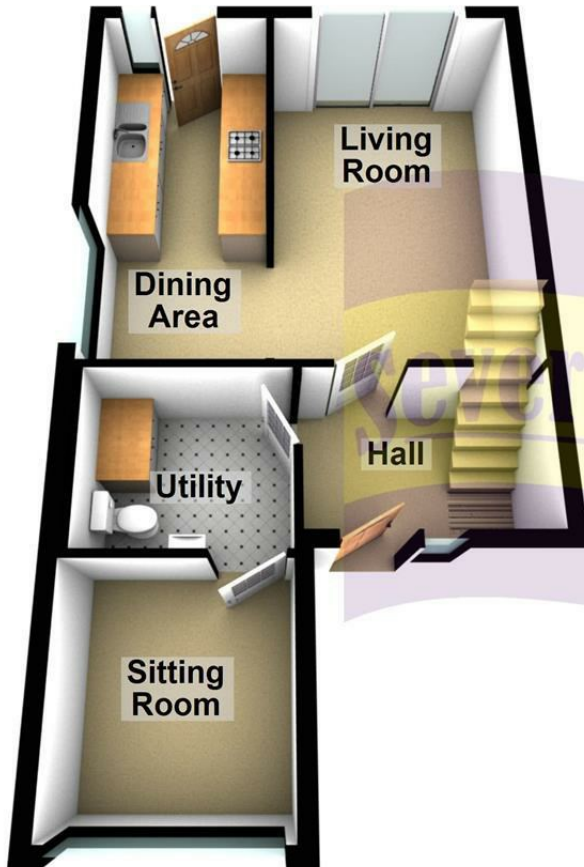
MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTIONS ACT

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.

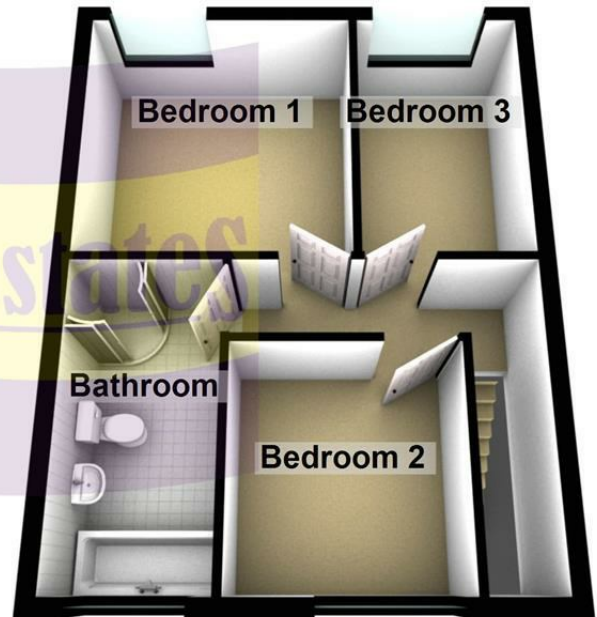
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(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 