



## **40 Layamon Walk, Stourport-On-Severn, Worcestershire, DY13 0AG**

This semi-detached house is situated upon this popular residential estate which offers easy access to the local amenities including primary school, bus links and road networks in addition to the amenities located close by in

Areley Kings of a Village Store, pharmacy and recreational park. The property has been well cared for by the current owner, and would make an ideal first time buy or family home, briefly comprising a spacious living room, kitchen diner, and w/c to the ground floor, three bedrooms and bathroom to the first floor. Benefiting further from gas central heating, driveway, useful covered storage area to the side, and rear garden. Call today to book your viewing to book your viewing.

EPC Band D.  
Council Tax Band B.

**Offers Around £230,000**

**Entrance Door**

Opening to the porch area.

**Porch Area**

Opening to the living room.

**Living Room**

23'3" max into bay, 20'0" min x 14'1" max, 9'2" mi (7.10m max into bay, 6.10m min x 4.30m max, 2.80m m)



A spacious dual aspect room, having a double glazed bay window to the front and double doors opening to the rear garden, three radiator, inset spot lights, stairs to the first floor landing, meter cupboard, and doors to the living room, and understairs lobby.



**Kitchen Diner**

16'0" x 11'5" max, 9'10" min (4.90m x 3.50m max, 3.00m min)



Fitted with a range of wall and base units having a complementary worksurface over, space for 'Range' style oven inset to chimney breast with extractor fan and tiled splash backs, single drainer sink unit with mixer tap, plumbing for washing machine, integrated dishwasher, space for domestic appliance, part tiled walls, double glazed door to the rear garden, and double glazed window to the front.



First Floor Landing



### Understairs Lobby

Having a walkthrough to the W/C.

### W/C



Having a double glazed window to the side, and W/C.

Having a double glazed window to the rear, and doors to all bedrooms, and bathroom.

### Bedroom One

14'1" x 10'2" max, 9'6" min (4.30m x 3.10m max, 2.90m min)

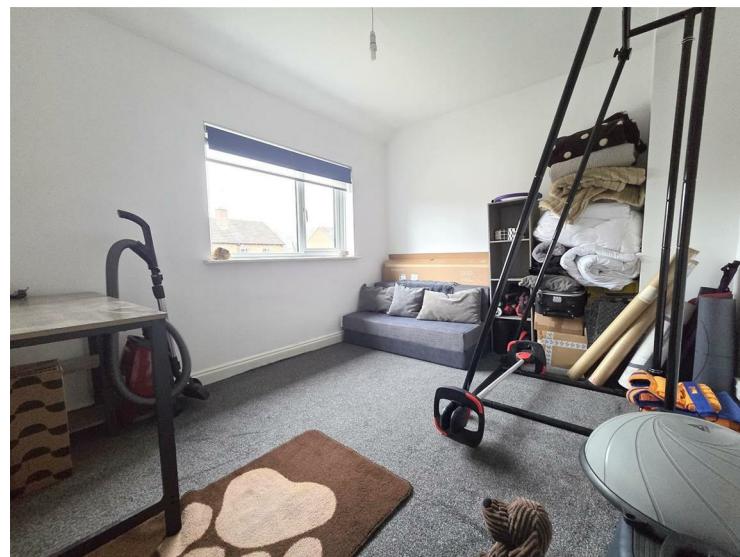


Having a double glazed window to the front, and radiator.



**Bedroom Two**

11'5" x 9'6" (3.50m x 2.90m)



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

**Bedroom Three**

9'6" x 9'2" (2.90m x 2.80m)



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

**Bathroom**



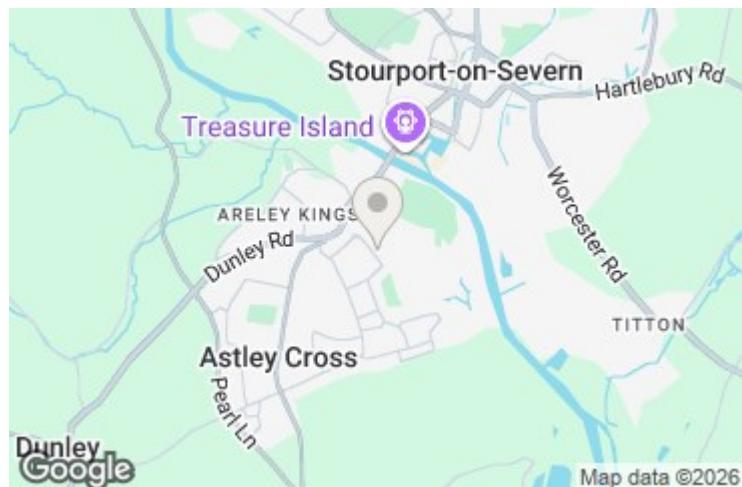
Fitted with a shower bath with shower and screen over, wash basin set to base unit, w/c, heated towel rail, and double glazed window to the rear.

**Outside**

Having a driveway providing off road parking, and access to the useful covered side storage area.

**Rear Garden**





#### 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.

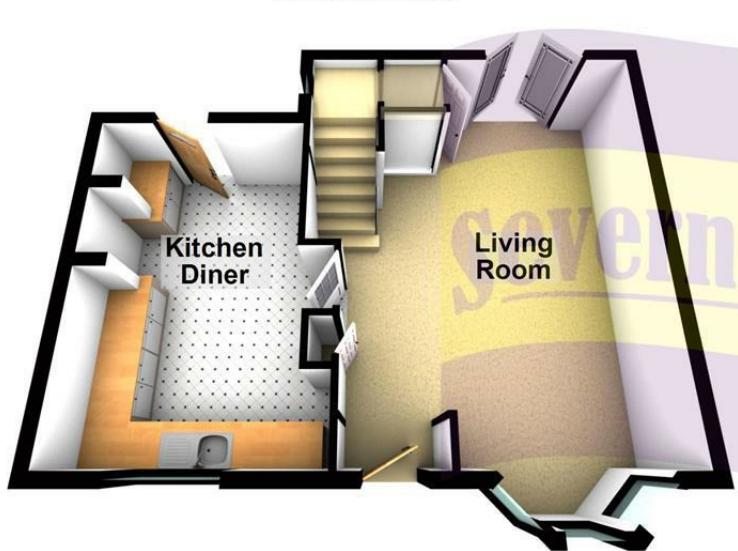
#### Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

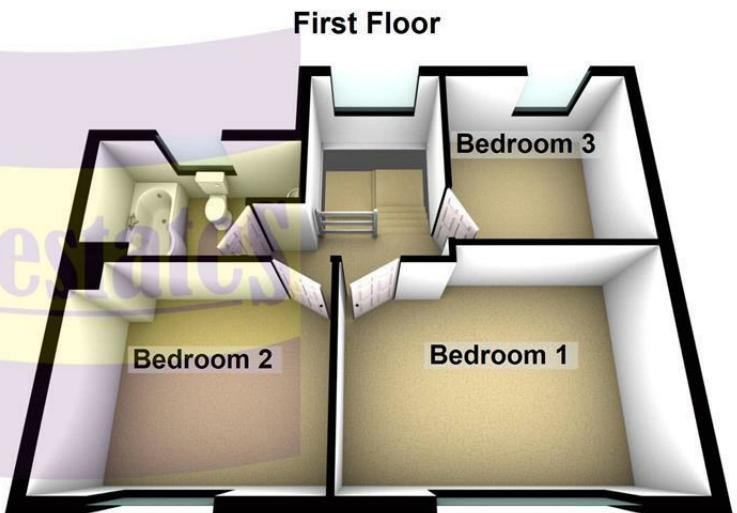
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RF-070126-V1.0

### Ground Floor



### First Floor



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