



121 Windermere Way, Stourport-On-Severn, DY13 8QH

We are delighted to offer For Sale this family home which is situated on the ever popular Burlish Park development, and is available with the distinct advantage of No Upward Chain. Ideally positioned for Stourport On Severn Town Centre and its amenities such as the shops and schools with public transport. The accommodation which is in need of modernisation comprises of a lounge and dining kitchen to the ground floor, three bedrooms and bathroom to the first floor. The property benefits further from a gas central heating system (not tested), double glazing, off road parking and rear garden. Call today to book your viewing.

SOLD AS SEEN
Council Tax Band C.
Epc Band C.

Offers Around £260,000

Porch

Having a double glazed door opening in with a further double glazed door opening to the reception hall.

Reception Hall

Having a staircase to the first floor landing, radiator, laminate wood effect flooring, door to understairs storage, kitchen / diner and lounge.

Lounge

15'1" x 12'1" plus 10'2" x 4'7" (4.6m x 3.7m plus 3.1m x 1.4m)

Having a double glazed bay window to the front, laminate wood effect flooring, feature fire surround with fire (not tested), wall light points, radiator and coving to the ceiling.

Dining / Kitchen

15'1" x 11'1" (4.6m x 3.4m)

Having a double glazed sliding patio door to the rear, storage cupboards, wood effect laminate flooring and walkthrough to the kitchen area.

Kitchen Area

Fitted with wall and base cabinets with grey gloss fronted doors and complimentary work surface over, wall units with roller shutter doors, one and a half bowl sink unit with mixer tap, built in oven with gas hob and hoof over, plumbing for washing machine and dishwasher, wood effect laminate flooring and a double glazed window to the rear.

First Floor Landing

Having access to the loft space and doors to the bedrooms and the bathroom.

Bedroom One

15'5" x 12'1" (4.7m x 3.7m)

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

Bedroom Two

11'1" x 8'2" (3.4m x 2.5m)

Having a double glazed window to the rear, laminate wood effect flooring and a radiator.

Bedroom Three

11'1" x 8'6" (3.4m x 2.6m)

Having a double glazed window to the front, laminate wood effect flooring and a radiator.

Bathroom

7'10" x 7'2" (2.4m x 2.2m)

Having a white suite comprising of a bath with shower attachment to the taps and screen over, pedestal wash hand basin, W/C, part tiled walls, radiator and double glazed window to the rear.

Outside

Driveway to the front providing ample off road parking leading to the side storage.

Side Storage

Roller shutter door.

Rear Garden

Paved patio leads to the lawn area with a concrete section storage building to the rear and a summer house.

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Services 2

The agent has not been able to verify the availability and nature of services such as gas, electricity, water and drainage. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

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.

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.

Council Tax

Wyre Forest District Council Band C.

MONEY LAUNDERING REGULATIONS

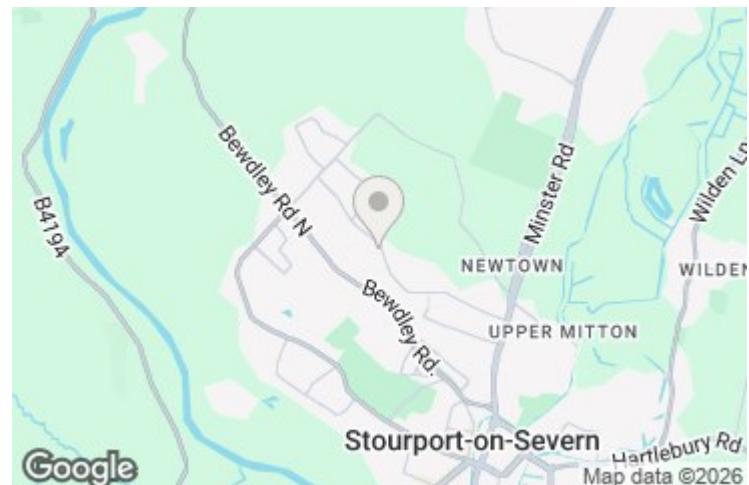
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

RP-14/02/2026-V1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	