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### 28 Loweswater Road, Stourport-On-Severn, Worcestershire, DY13 8LP

This attractive family home has been extended to the rear to offer spacious family accommodation and situated on the highly sought after Burlish Park estate, giving great access to the local primary and High School in addition to Burlish Top Nature reserve and the main road networks leading to the town centre, Bewdley & Kidderminster. Having a two storey extension to the rear the property offers accommodation to please the modern family, which briefly comprises a open plan kitchen-dining-family area to the rear of the property, living room and cloakroom to the ground floor, three bedrooms and shower room to the first floor. Benefiting further from double glazing, gas central heating, off road parking and garage. Call us today to book your viewing. EPC band D.

**Offers Around £259,950**



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### Entrance Door

Being double glazed with side panel and opening to the entrance hall.

### Entrance Hall

Having stairs to the first floor landing with storage cupboard beneath, radiator and doors to the living room, kitchen and family area.

### Living Room

15'1" x 11'9" max (4.60m x 3.60m max)



Having double glazed windows to the side and front, radiator and electric fire with surround.



### Kitchen-Dining-Family Area



### Kitchen Area

12'1" x 6'6" (3.70m x 2.00m)



Fitted with wall and base units having a complementary worksurface over, single drainer sink unit with mixer tap, built in mid level oven and hob with splash back and extractor fan over, part tiled walls, storage cupboard and open plan to the dining area.



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**Family Area**  
12'1" x 7'10" (3.70m x 2.40m)



**Dining Area**  
15'1" x 7'10" (4.60m x 2.40m)



With a radiator and door leading back to the entrance hall.



With a double glazed window and double doors opening to the rear garden, door to the garage, radiator and open plan to the family area.

**First Floor Landing**



Having a double glazed window to the side, loft hatch and doors to the shower room and all bedrooms.



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### Bedroom One

15'1" x 12'1" (4.60m x 3.70m)



Having a radiator and double glazed windows to the front and side.



### Bedroom Two

19'8" max, 7'10" min x 14'9" max, 7'10" min\* (6.00m max, 2.40m min x 4.50m max, 2.40m min\*)



Having been extended to the rear to offer an 'L' shaped bedroom with two double glazed windows to the rear and radiator.

\* Being 'L' shaped.





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### Bedroom Three

10'9" x 8'6" (3.30m x 2.60m)



With a double glazed window to the front and radiator.

### Shower Room



Having been fitted with a white suite comprising a shower enclosure with shower panelling surround, base units with wash basin, w/c with concealed cistern and storage, heated towel rail, extractor fan, tiled walls and flooring.

### Outside



Having a driveway providing off road parking with decorative garden area to the front, access to the garage and entrance door to the side.

### Garage

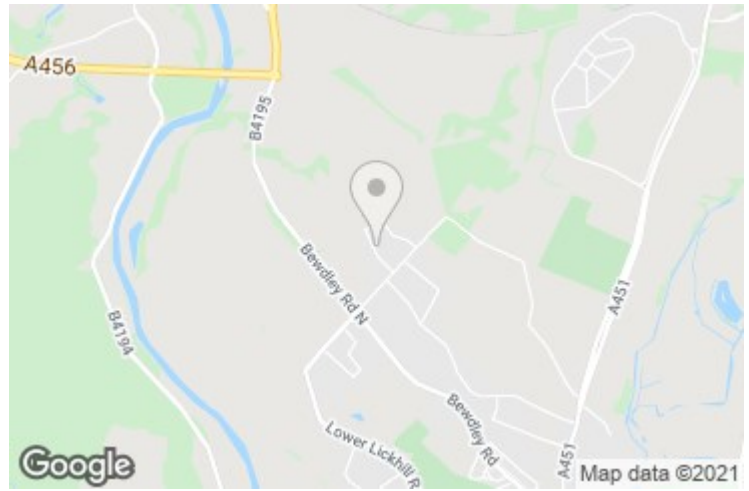
With an up and over door to the front, worktop with space for domestic appliance and plumbing for washing machine beneath, door to the rear garden and cloakroom.

### Cloakroom



With a wash basin, w/c, double glazed window to the rear and tiled walls.

### Rear Garden



With a patio and having steps to the main garden area with stoned area and borders to the side and a final patio area.

### 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

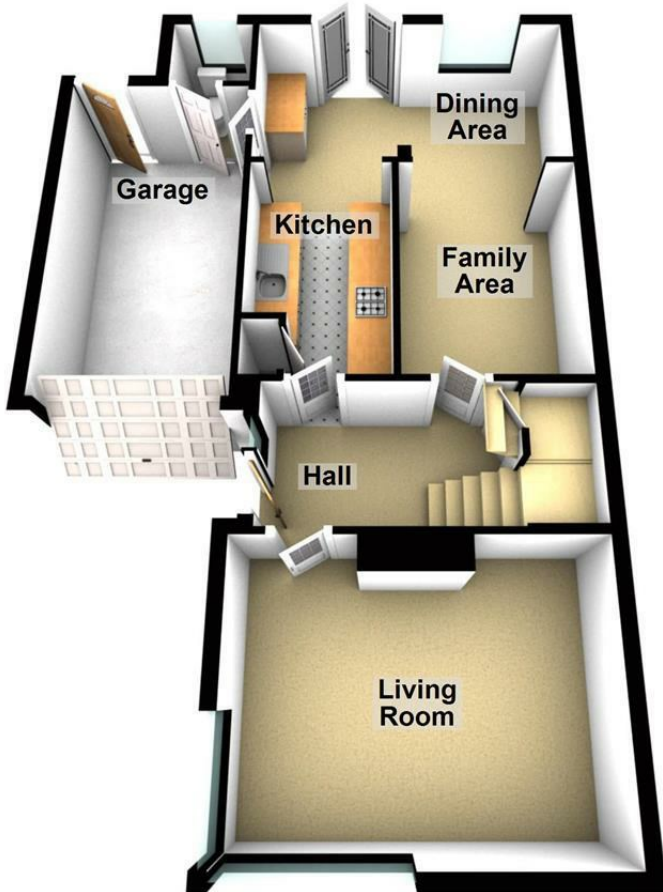
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

RF060820-V.0



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 