



60 Conference Way, Stourport-On-Severn, DY13 8DN

We are delighted to offer For Sale this modern extended detached family home which is located on the 'Hamlet Place' estate built by Messrs 'Redrow Homes' circa 2014. The popular location offers superb transport links with access to the main road networks leading to the Town Centre, Kidderminster and Bewdley, plus a handy local convenience store and access to the local Primary and High School.

The spacious internal accommodation briefly comprises a lounge, open plan family room & kitchen, utility and cloakroom to the ground floor. Four good sized bedrooms, master with ensuite, and a family bathroom to the first floor. Benefiting further from double glazing, gas central heating, rear garden with brick built shed, off road parking, and garage. Call and book your viewing today to avoid missing out on this sought after family home.

EPC band C.
 Council Tax Band D.

Offers Around £385,000

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Entrance Door

Opens into the reception hall.

Reception hall

Having a staircase to the first floor landing, doors to the lounge and a storage cupboard.

Lounge

15'8" x 11'1" max 8'10" min (4.8m x 3.4m max 2.7m min)



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

Open Plan Kitchen & Living Area



Kitchen

17'4" x 10'2" max (5.3m x 3.1m max)



Fitted with base cabinets with cream gloss doors with granite worksurface over, integrated sink unit, a bank of full height units with wood effect gloss doors, integrated appliances to include oven, 5 burner gas hob, microwave, fridge / freezer and dishwasher, part tiled walls, inset lighting, doors to understairs storage, utility room and access to the open plan family room.

Open Plan Family Room

17'4" x 8'10" (5.3m x 2.7m)



A fantastic addition the property by the current owners , adding a great socialising area for the whole family having double glazed Bi-Fold windows to the rear with integrated blinds, two double glazed velux windows, inset lighting, wall lights, radiator and granite breakfast bar.

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Utility

6'2" x 6'2" (1.9m x 1.9m)



Having wall and base cabinet with cream doors and granite worksurface over, space for domestic appliance, plumbing for washing machine, wall mounted gas central heating boiler, radiator and door to the cloakroom.

Bedroom One

13'1" x 11'1" (4.0m x 3.4m)



Having a double glazed window to the front, fitted wardrobes, radiator and door to the ensuite.

Cloakroom

6'2" x 3'3" (1.9m x 1.0m)



Having a white suite comprising of a pedestal wash hand basin, W/C, radiator and double glazed window to the side.

Ensuite



Having a white suite comprising of a shower cubicle with thermostatic bar shower, wash hand basin built in to a unit, W/C, heated towel rail, extractor fan and double glazed window to the front.

First Floor Landing

Having access to the loft space, radiator, doors to the airing cupboard, bedrooms and family bathroom.

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Bedroom Two

10'9" min to wardrobe x 8'10" (3.3m min to wardrobe x 2.7m)



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

Bedroom Four

12'5" max 9'2" min x 7'6" min (3.8m max 2.8m min x 2.3m min)



Having a double glazed window to the rear and radiator.

Bedroom Three

12'5" max 7'6" min x 9'6" max 7'2" min (3.8m max 2.3m min x 2.9m max 2.2m min)



Having a double glazed window to the front and radiator.

Family bathroom



Having a white suite comprising a panel bath with thermostatic shower and screen over, wall mounted wash hand basin, W/C, heated towel rail, double glazed window to the rear and extractor fan.

Outside

Driveway to the front providing off road vehicular parking leading to the part integral garage and a side pathway with gate to the rear garden.

Garage

With up and over door.

Brick Shed

Rear Garden



Having a paved patio area to the rear and side, lawn area and brick constructed shed.

Rear Elevation



Council Tax

Tenure - Not Verified

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

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.

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.

MONEY LAUNDERING REGULATIONS

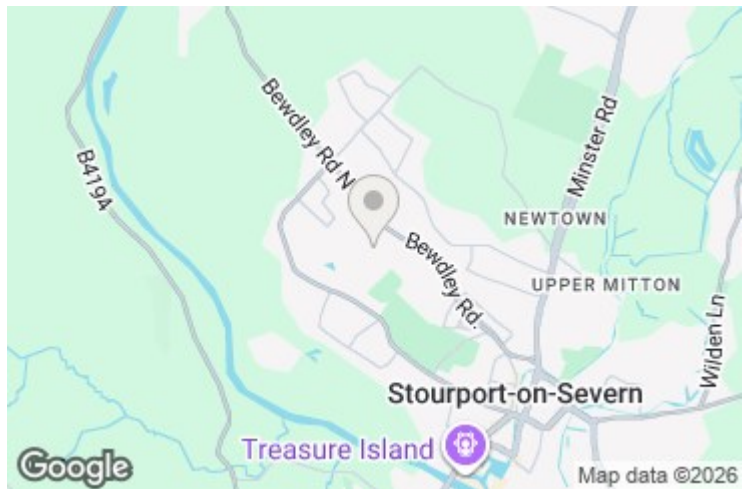
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTONS 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.

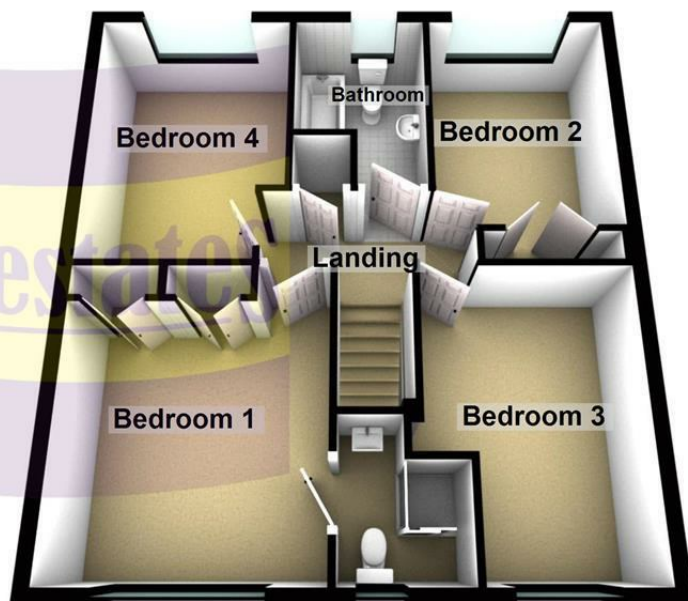
RP-30.10.2025-V1



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(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 