



## 78 The Birches, Stourport-On-Severn, Worcestershire, DY13 9NR

\*\*\* Benefitting from Solar PV panels and battery storage \*\*\*

This semi-detached family home is situated upon this incredibly popular residential location on the Hartlebury side of Stourport on Severn, ideally situated for the highly regarded Wilden All Saints Primary School, main road networks leading to Kidderminster, Worcester, Hartlebury and the Town Centre, plus Hartlebury Common for those who enjoy walks and with dogs.

The internal accommodation has been well cared and briefly comprises a spacious lounge diner, kitchen, and side passage/laundry to the ground floor, three double bedrooms and shower room to the first floor. The property boasts the great advantage of Solar PV panels (approximately 3 years old) and battery storage, and benefits further from gas central heating system fired from a Bosch combi boiler being approximately 1 year old, off road parking, garage, and rear garden. Call to book your viewing today.

EPC band B.  
 Council Tax Band C.

**Asking Price £250,000**



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### Entrance Door

Double doors opening to the porch.

### Porch

Having a double glazed window to the front, internal double glazed window, and door to the lounge diner.

### Lounge Diner

24'11" x 10'5" (7.60m x 3.20m)

### Dining Area



Having stairs rising to the first floor, two double radiators, and open plan with the lounge area.

### Lounge Area



With double glazed sliding patio doors to the rear garden, feature gas fire with surround, and door to the kitchen.

### Kitchen

10'9" x 7'10" (3.30m x 2.40m)



Fitted with wall and base units having a complementary worksurface over, fitted corner carousel, one and a half bowl sink unit with mixer tap, built in oven and hob with extractor fan over, built in microwave, space for domestic appliance, radiator, double glazed window to the rear, and door to the side passage/laundry space.



### Side Passage / Laundry

Having doors to the front and side, double glazed window, and plumbing for washing machine.

### First Floor Landing

With doors to all bedrooms and shower room, storage cupboard, double glazed window to the side plus loft hatch.



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### Bedroom One

11'9" x 10'5" (3.60m x 3.20m)



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

### Bedroom Three

11'9" x 7'10" (3.60m x 2.40m)



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

### Bedroom Two

12'9" x 7'2" (3.90m x 2.20m)



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

### Shower Room

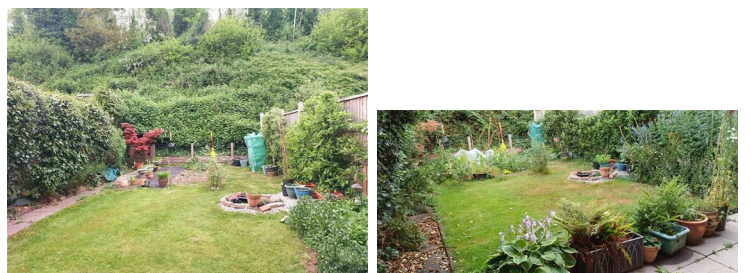


Fitted with a walk-in shower with glass screen and Mira shower, w/c, pedestal wash basin, tiled walls, double glazed window to the side, heated towel rail, and radiator.

### Outside

Having a driveway providing off road parking and access to the garage.

### Rear Garden



Having a high degree of privacy to the rear, being laid mainly to lawn with a small pond, patio area and pathway.

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### Agents Note

The seller has informed us the property benefits from approximately three years old Solar PV panels with the added benefit of battery storage.

Additionally the Bosch combi boiler is approximately one year old.

### Council Tax Band

Wyre Forest DC - Band C.

### 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

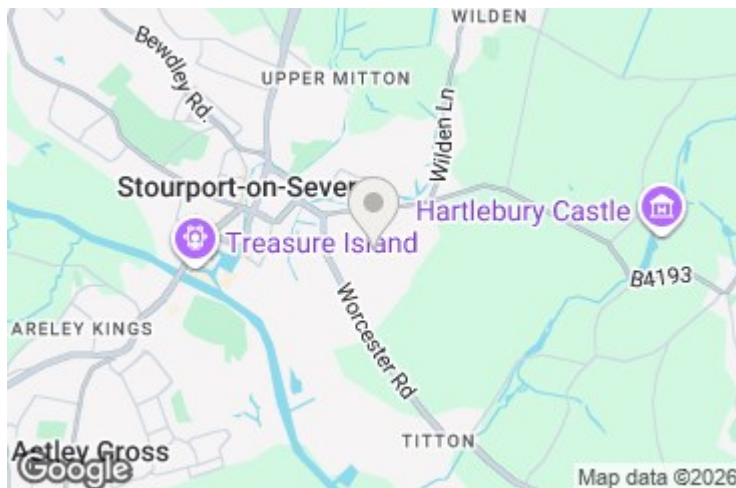
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### Disclaimer

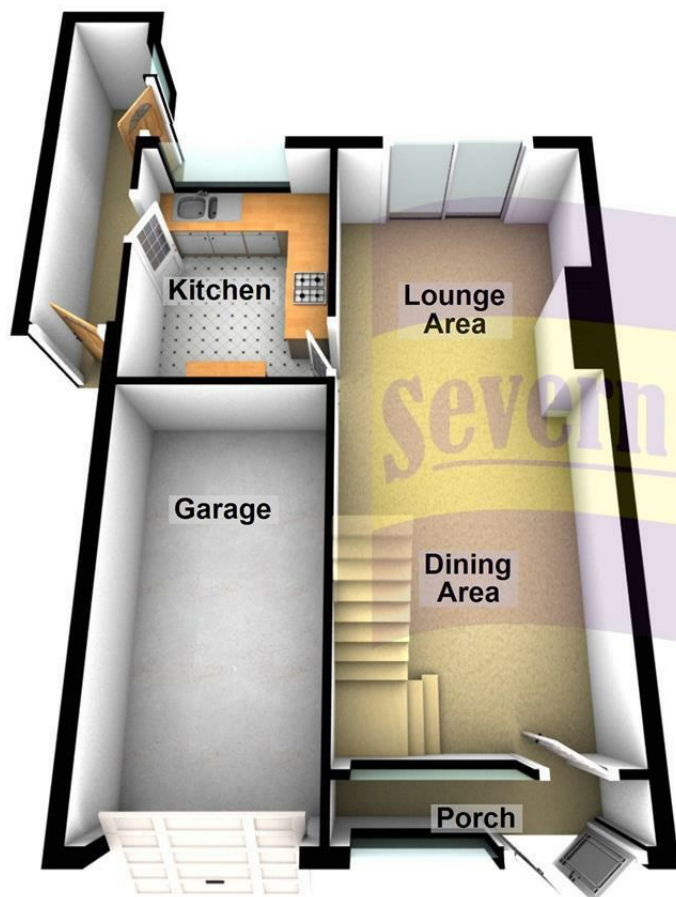
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

**RF-080325-V1.0**



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>	86	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	