



## 9 Burlish Crossing, Stourport-On-Severn, DY13 8QA

An absolute must view!

This stunning traditional bay fronted semi-detached house is situated upon this popular residential location giving easy access to the local primary and High School in addition to Burlish Top Nature reserve, Burlish Park Bike Trail, convenience store and the main road networks leading to the Town Centre, Bewdley & Kidderminster. The property offers a modern interior which briefly comprises a dual aspect lounge diner - with bay windows to the front and rear, extended refitted kitchen to the ground floor, three bedrooms and bathroom to the first floor. Benefiting further from double glazing and gas central heating having been refitted since the sellers took ownership, rear garden, and off road parking. Act fast to avoid missing out on this great family property.

EPC band D  
Council Tax - Band C.

**Offers Around £310,000**

**Open Porch**

Giving covered access to the entrance door.

**Entrance Door**

Opening to the entrance hall, with double glazed surround.

**Entrance Hall**



**Lounge Area**



**Lounge Diner**

26'2" max into bays, 22'11" min x 11'1" into alcov (8.00m max into bays, 7.00m min x 3.40m into alcove)



**Dining Area**



Being dual aspect with a double glazed bay windows to the front and rear, feature chimney breast with inset multi-fuel burner, inset spot lights, and two radiators.

### Extended Kitchen

21'7" x 7'10" max, 5'10" min (6.60m x 2.40m max, 1.80m min)



Having been refitted to comprise a range of wall and base units with complementary work surface over, built in oven and hob with hood over, integrated fridge-freezer, integrated slim-line dishwasher, built in washing machine, stylish wall mounted shelving, radiator, double glazed window to the side and rear, inset spot lights, and double glazed double doors to the rear garden.

### First Floor Landing

With a double glazed window to the side, doors to all bedrooms, and bathroom, inset spot lights, plus loft hatch.

### Bedroom One

13'1" max into bay, 11'1" min x 11'1" inc w/robes (4.00m max into bay, 3.40m min x 3.40m inc w/robes)



Having a double glazed bay window to the rear, fitted wardrobes, inset spot lights, and radiator.

**Bedroom Two**

13'1" max into bay, 11'1" min x 11'1" into alcove (4.00m max into bay, 3.40m min x 3.40m into alcove)



Having a double glazed bay window to the front, inset spot lights, and radiator.

**Bedroom Three**

7'2" x 5'10" (2.20m x 1.80m)



With a double glazed window to the front, inset spot lights, and radiator.

**Bathroom**

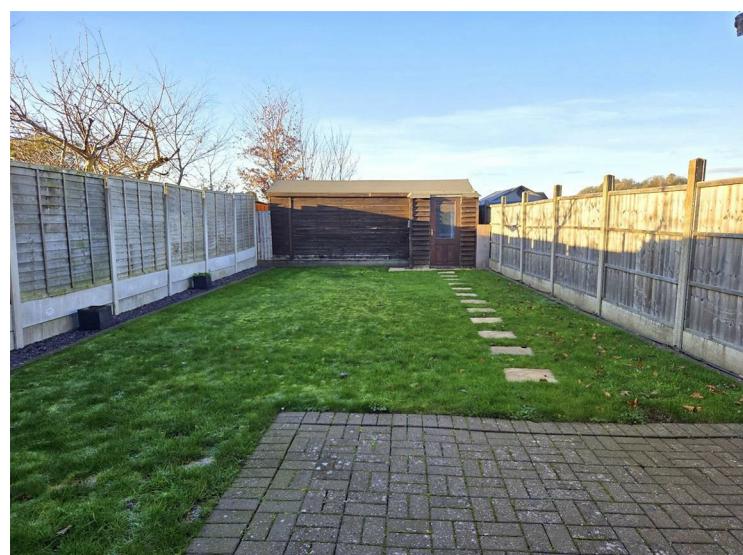


Fitted with a white suite comprising a bath with shower and screen over, wash basin, w/c, tiled walls, heated towel rail, and double glazed window to the rear.

**Outside**

Having a driveway providing off road parking.

**Rear Garden**



Being laid mainly to lawn with a patio area to the rear of the property, plus access to a wooden outbuilding.



#### **Rear Outlook**



#### **Floorplan**

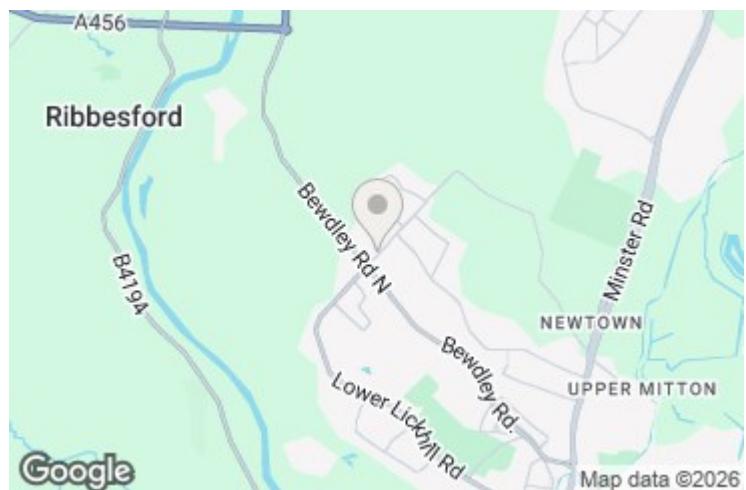
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

#### **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-231225-V1.0**



#### **Council Tax**

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.

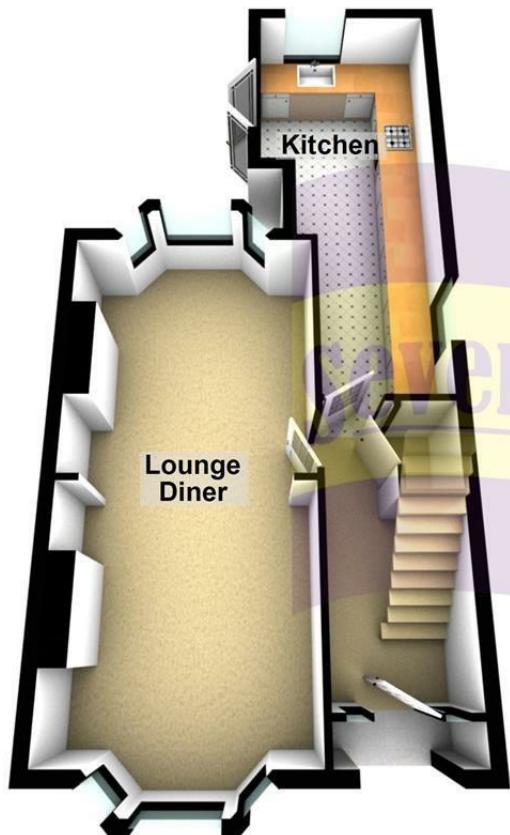
#### **Fixtures & Fittings**

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.

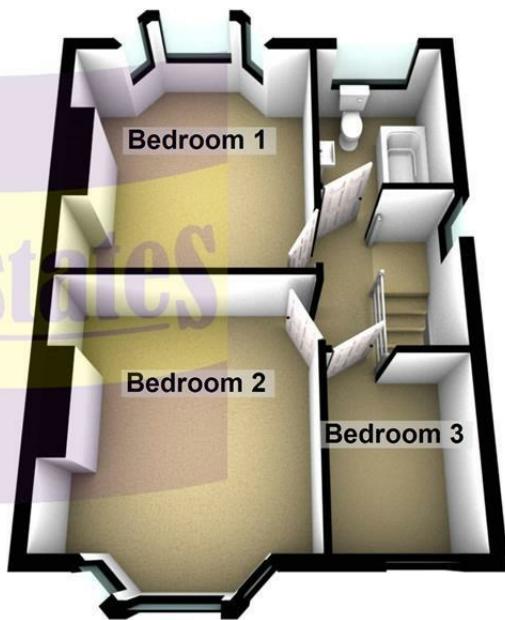
#### **MONEY LAUNDERING REGULATIONS**

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.

### Ground Floor



### First Floor



#### 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	