

severn estates

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24 Seven Hills Drive, Stourport-On-Severn, DY13 0LP

We are delighted to offer For Sale this modern style link detached house which is situated in the cul de sac location upon this popular residential estate. The property was extended approximately 10 years ago to add a double garage and a bedroom above. The accommodation comprises of a reception hall, lounge refitted breakfast kitchen, utility and cloakroom to the ground floor, three bedrooms, (offers potential to change to four bedrooms) and bathroom to the first floor. The property benefits further from a single garage, double garage, off road parking for many vehicles to the front, rear garden, gas central heating and double glazing. Viewing is essential to avoid missing out on this fine family home.

Epc Band Tbc
Council Tax Band C.

Offers Around £395,000

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Entrance Door

Being double glazed and opens into the reception hall.

Reception Hal

5'2" max 3'3" min x 4'11" (1.6m max 1.0m min x 1.5m)

Having tiled flooring, fitted cupboard and a half glazed door opening into the lounge.

Lounge

18'0" max 13'9" min x 15'1" max 9'2" min (5.5m max 4.2m min x 4.6m max 2.8m min)



Having a double glazed window to the front, feature fire surround with inset lighting and a gas fire, staircase to the first floor landing with open spindle balustrade, wood effect laminate flooring and a half glazed door giving access to the breakfast kitchen.

Lounge



Lounge



Breakfast Kitchen

14'9" x 10'2" (4.5m x 3.1m)



Fitted with a range of wall and base cabinets with wood effect doors and marble effect work surface over, glass fronted display cabinets, single drainer sink unit with mixer tap, built in oven and microwave, part tiled walls, radiator, tiled flooring, double glazed window and sliding patio door to the rear with roller shutters, doors to understairs storage, utility and inset lighting.

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Breakfast Kitchen



Bedroom One

21'11" x 13'1" (6.7m x 4.0m)



Double glazed windows to the front and rear, two radiators and inset lighting.

Utility

9'2" x 7'10" max 4'11" min (2.8m x 2.4m max 1.5m min)



Having wall and base cabinets with marble effect work surface over, plumbing for washing machine, space for domestic appliance, inset lighting, tiled flooring, double glazed door and window to the rear with roller shutter and door to the cloakroom.

Cloakroom

5'10" x 2'7" (1.8m x 0.8m)

Having a white suite comprising of a wash hand basin, W/C, part tiled walls, double glazed window to the rear and inset lighting.

First floor landing

Having a double glazed window to the side, wooden spindle balustrade, access to the loft space, doors to the airing cupboard housing the boiler, three bedrooms and refitted bathroom.

Bedroom Two

12'9" x 8'10" (3.9m x 2.7m)



Double Glazed window to the front and radiator.

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Bedroom three

9'10" max x 5'10" (3.0m max x 1.8m)



Double glazed window to the front, radiator and stairs bulkhead.

Refitted Bathroom

14'9" x 5'6" (4.5m x 1.7m)



Fitted with a white suite comprising of a central panel bath, separate shower cubicle, wash hand basin, W/C, tiled walls, double glazed windows to the rear, inset spot lights and two heated towel rails.

Single Garage

18'0" x 8'6" (5.5m x 2.6m)

Having an up and over door and electrics.

Double Garage

24'3" x 15'8" (7.4m x 4.8m)

Having an up and over door, electrics and a double glazed window and door to the rear with roller shutters.

Outside

Having a large driveway to the front providing ample off road parking for several vehicles.

Rear Garden



Having a paved patio area with a shaped lawn with flower beds, space for a shed and access to the side.

Rear Garden



Rear Garden



Tenure - Not Verified

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

Council Tax

Wyre Forest District Council Band C.

Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / 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 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-21-01-25-v1



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