



## 79 Buttermere Road, Stourport-On-Severn, Worcestershire, DY13 8NY

An immaculately presented three bedroom detached house situated upon the immensely popular Burlish Park estate would make an ideal purchase for a young and growing family, being ideally situated for the local primary school and Stourport High School with VI Form College, in addition to the main road networks leading to Stourport Town Centre, Kidderminster and Bewdley, plus beautiful walks at the nearby Burlish Top Nature Reserve. The internal accommodation has been well cared for and improved upon by the current owners and briefly comprises a reception hall, open plan living room with dining area and breakfast kitchen to the ground floor, three bedrooms, master with ensuite shower room and a bathroom. Benefiting further from double glazing\* (\*Where specified), rear garden, gas central heating system, garage and off road parking. Contact us today to book your viewing. EPC Band C.

Offers In The Region Of £290,000

**Entrance Door**

Having an inset double glazed panel and opening to the reception hall.

**Reception Hall**



**Dining Area**

8'2" x 6'10" (2.50m x 2.10m)



Having a double glazed window to the front, stairs rising to the first floor landing, storage cupboards, radiator and door to the living room.

**Living Room**

15'8" x 11'9" (4.80m x 3.60m)



Having a double glazed window to the side, radiator, coving to the ceiling and door to the breakfast kitchen.

With a feature fireplace with inset gas fire, double glazed windows and door opening to the rear garden, radiator, coving to the ceiling and open plan with the dining area.

**Breakfast Kitchen**

16'0" x 9'2" max, 7'10" min (4.90m x 2.80m max, 2.40m min)



Having been refitted with a range of wall and base units with complementary work surface over, one and a half bowl sink unit with mixer spray hose tap, integrated dishwasher and washing machine, 7 ring dual fuel range cooker with glass splashback and hood over, separate larder fridge and freezer, built in microwave, double glazed windows to the side and rear, radiator and door to the rear garden.



**First Floor Landing**

Having doors to all bedrooms, bathroom, loft hatch, radiator and window to the side.

**Bedroom One**

12'1" x 10'2" (3.70m x 3.10m)



Having a double glazed window to the rear, radiator, coving to the ceiling, double mirrored wardrobes and door to the en suite shower room.

**En Suite Shower Room**



Having been fitted with a white suite comprising a shower enclosure, w/c, wash basin set to vanity unit, double glazed window to the side, tiled walls and flooring.

**Bedroom Two**

8'6" x 7'6" (2.60m x 2.30m)



Having a double glazed window to the front, built in store cupboard and radiator.

**Bedroom Three**

10'2" max x 7'10" max (3.10m max x 2.40m max)



Having a double glazed window to the rear, radiator, single mirrored wardrobe and coving to the ceiling,

**Bathroom**

9'2" max x 6'6" (2.80m max x 2.00m)



Having been refitted with a white suite comprising a free-standing roll top bath, w/c, wash basin set to vanity unit, radiator, heated towel rail, double glazed window to the front, tiled walls and flooring.

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Rear Garden



Outside



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



Rear Elevation



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**

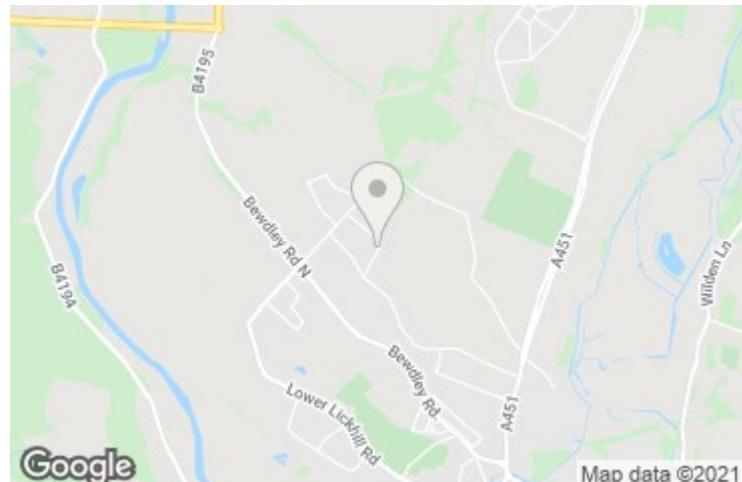
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

#### **Disclaimer**

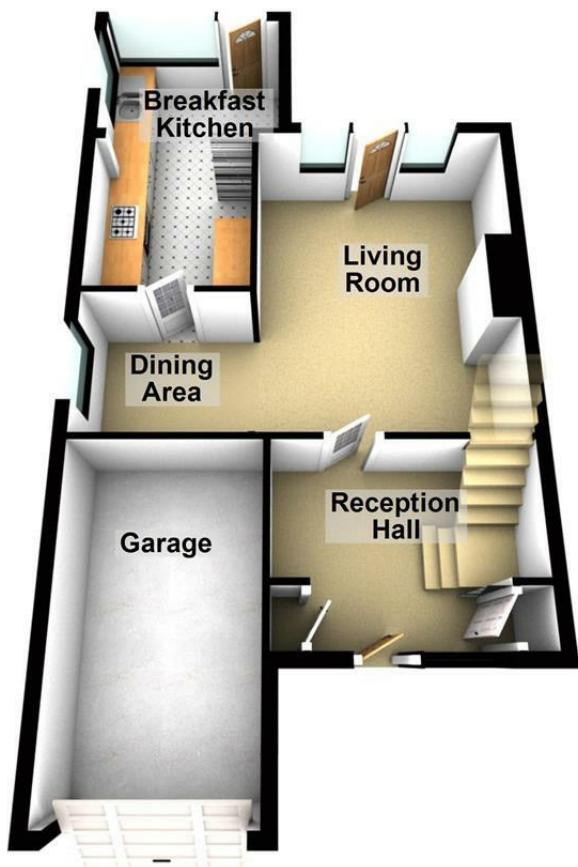
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-260421-V1.0**



### Ground Floor



### First Floor



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	