



## 12 Folliott Close, Stourport on Severn, Worcestershire, DY13 9FU

We are proud to offer For Sale this nearly new two bedroom terraced house situated on the new Folliots Manor development, being centrally located within the beautiful Georgian Canal Town of Stourport on Severn. The location offers great access to the main road networks, Town Centre and stunning Canal and Riverside area with picturesque walks and parks. The modern home is ideal for those starting out or downsizing with the accommodation comprising a living room, cloakroom and kitchen to the ground floor, two bedrooms and bathroom to the first floor. Benefiting further from double glazing, gas central heating and off road parking. Internal inspection comes highly recommended.

EPC band B.  
Council Tax Band B.

Offers Over £200,000

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## Entrance Door

Opening to the porch.

## Porch

Having a radiator, and door to the living room.

## Living Room

12'1" x 9'10" (3.70m x 3.00m)



With a double glazed window to the front, radiator, stairs to the first floor landing, and door to the lobby area.

## Lobby Area

With door to the cloakroom, understairs storage cupboard and open to the kitchen.

## Cloakroom



Fitted with a pedestal wash basin, w/c, and extractor fan.

## Kitchen

12'9" x 7'6" (3.90m x 2.30m)



Fitted with wall and base units having a complementary worksurface over, single drainer sink unit with mixer tap, built in oven and hob with splash back and over, integrated appliances include fridge-freezer, slimline dishwasher and washing machine, inset spotlights, and double glazed double doors open to the rear garden.



## First Floor Landing

With doors to both bedrooms, bathroom, and having a loft hatch.

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## Bedroom One

12'9" max x 9'6" max (3.90m max x 2.90m max)



With a double glazed window to the front, radiator and over-stairs storage cupboard.

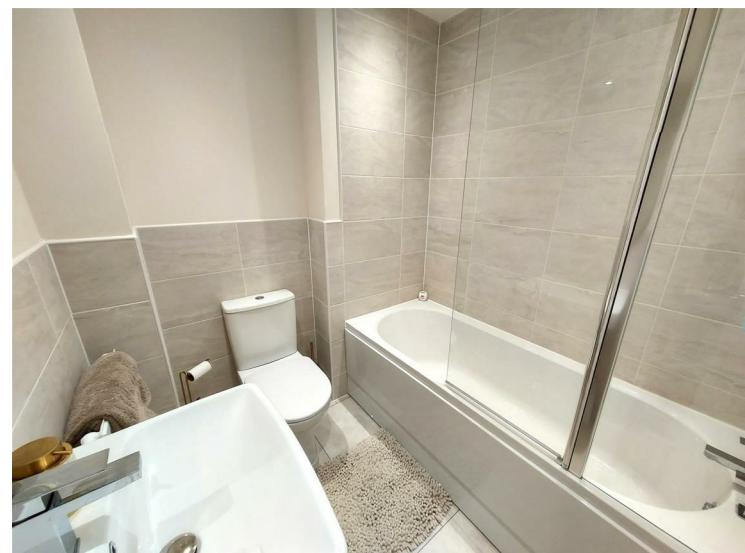
## Bedroom Two

12'9" x 7'6" (3.90m x 2.30m)



Having a double glazed window to the rear and radiator.

## Bathroom



Fitted with a suite comprising a bath with shower and screen over, pedestal wash basin, w/c, part tiled walls, tiled flooring, radiator, and extractor fan.

## Outside

Having two allocated parking spaces.

## Rear Garden



## Folliots Manor



## Council Tax

Wyre Forest DC - Band B.

## 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.

We have been informed that there will be a service charge payable, however this is still to be released.

## 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

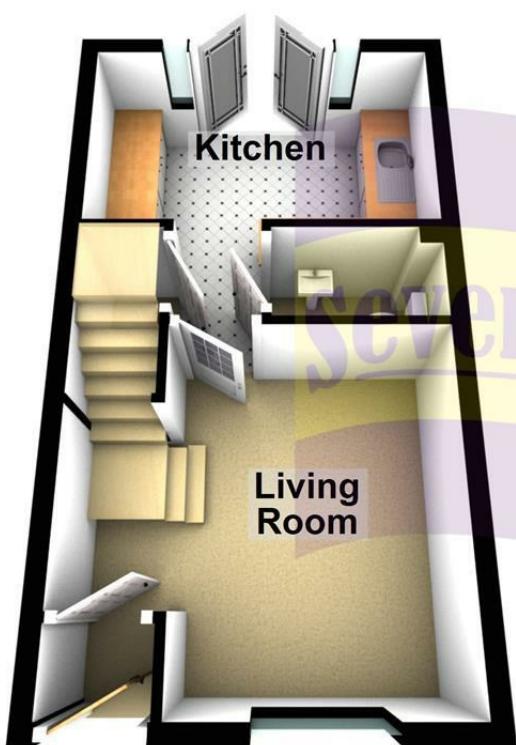
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

## 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.

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(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	