



44 Buttermere Road, Stourport-On-Severn, Worcestershire, DY13 8NX

A prime example of a three bedroom semi-detached family home, located within a cul-de-sac position upon the ever popular Burlish Park estate which grants easy access to the local primary and High School in addition to Burlish Top Nature reserve, recently opened Burlish Park Bike Trail, convenience store and the main road networks leading to the Town Centre, Bewdley & Kidderminster. Having been incredibly well cared for and presented to a high standard the property briefly comprises a living room, dining room and kitchen to the ground floor, three bedrooms and shower room to the first floor. Benefitting further from a generally South facing rear garden, double glazing, gas central heating, garage and off road parking. Viewing is essentially to fully appreciate the property and location on offer.

EPC band C.
 Council Tax Band C.

Offers Over £280,000

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Entrance Door

Opening to the porch.

Porch

With a door opening to the hall.

Hall

With doors to the living room and kitchen, stairs rising to the first floor landing with cupboard beneath, and radiator.

Living Room

15'1" max into bay x 11'5" max (4.60m max into bay x 3.50m max)



Having a double glazed window to the front, 'log burner' effect gas fire inset to chimney breast, coving to the ceiling, radiator and door to the dining room.

Kitchen

13'5" x 7'2" (4.10m x 2.20m)



Fitted with wall and base units with complementary work surface over, built-in oven and hob with hood over, built in appliances including fridge-freezer, slimline dishwasher, washing machine and tumble drier, tiled splash backs, radiator, double glazed window to the rear, door to the rear garden, tiled flooring and archway to the dining room.

Kitchen Through to Dining Room



Dining Room

11'5" x 8'10" (3.50m x 2.70m)



With double glazed double doors to the rear garden with side panels, door to the living room and radiator.

First Floor Landing

With doors to all bedrooms, shower room and loft hatch.

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Bedroom One

14'1" max into bay x 11'5" (4.30m max into bay x 3.50m)



Having a double glazed bay window to the front, fitted wardrobe with sliding mirrored doors and radiator.

Bedroom Three

11'9" x 7'6" plus 7'2" 5'10" (3.60m x 2.30m plus 2.20m 1.80m)



Having a double glazed window to the front and radiator. *Being 'L' shaped and limited head height

Bedroom Two

11'5" x 11'1" (3.50m x 3.40m)



Having a double glazed window to the rear and radiator.

Shower Room

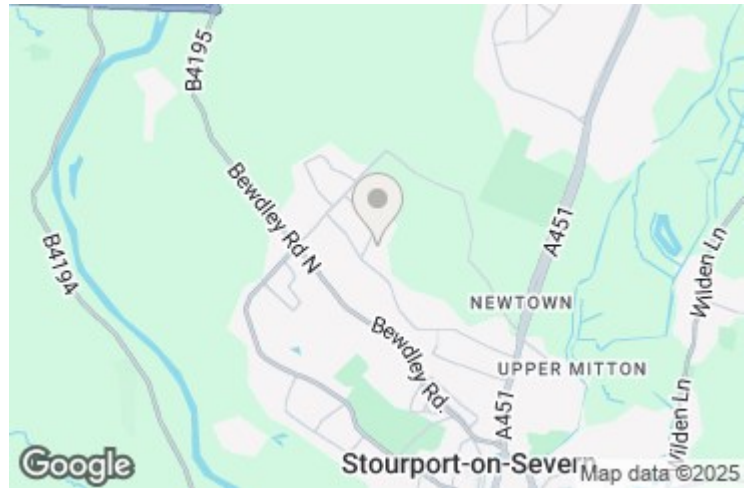


Fitted with a shower enclosure with tiled surround, pedestal wash basin, w/c, part tiled walls, storage to eaves, heated towel rail, radiator, tiled flooring and double glazed window to the rear.

Outside

Having a Tarmacadam driveway providing off road parking, access to the garage and side access to the rear garden.

Rear Garden



Being generally South facing and being laid mainly to lawn with borders and a patio area to the rear of the house.

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.

Floorplan

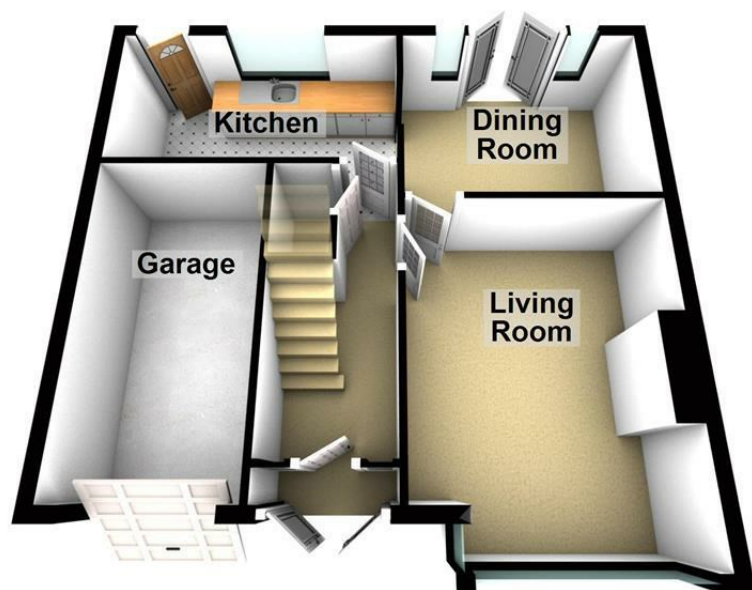
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Disclaimer

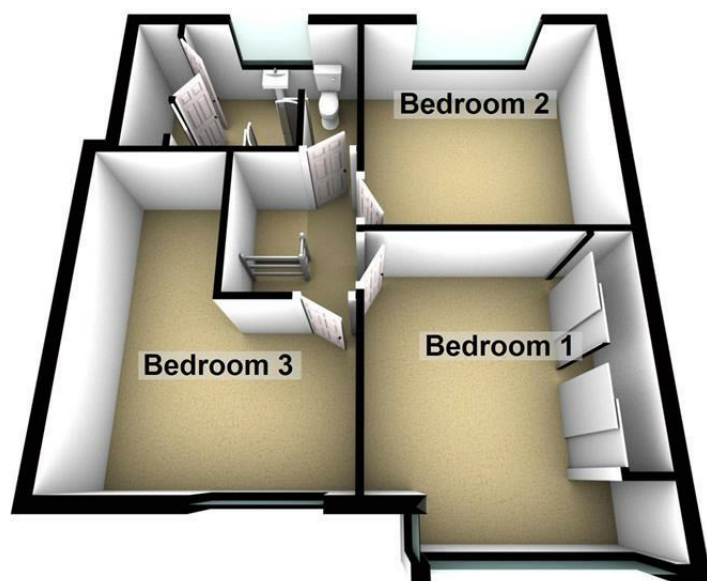
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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		84
(81-91) B		
(69-80) C	69	
(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 	