



11 Buttermere Road, Stourport-On-Severn, DY13 8NY

This well presented mid-terrace house where internal inspection comes highly recommended to fully appreciate the deceptively spacious accommodation on offer, being situated upon the highly sought after Burlish Park estate which grants easy access to the local primary and High School in addition to Burlish Top Nature reserve, convenience store and the main road networks leading to the Town Centre, Bewdley & Kidderminster. The property has been well cared for and improved upon by the current owner and would make an ideal first time purchase with the accommodation briefly comprising of hall, kitchen, living room, dining area, and cloakroom to the ground floor, three bedrooms and bathroom to the first floor. Benefiting further from garage en-bloc, off road parking, double glazing and gas central heating. Internal inspection is essential to fully appreciate the property and size on offer, call today to book your viewing.

EPC Band TBC.
Council Tax Band B.

Offers Around £210,000

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Entrance Door

Double glazed sliding door opens to the porch.

Porch

With door to the hall.

Hall

Having stairs to the first floor landing with storage cupboard beneath, radiator, and doors to the kitchen and living room

Kitchen

20'11" x 6'10" (6.40m x 2.10m)



Having been beautifully refitted and comprising wall and base units with complementary work surface over, matching full length larder style units, built in oven and hob with extractor fan over, one and a half bowl sink unit with mixer tap, breakfast bar, concealed Worcester boiler, plumbing for washing machine, space for domestic appliance, space for under counter appliance, and double glazed window to the front.



Living Room

13'5" max x 13'1" max (4.10m max x 4.00m max)



Having a double glazed window to the side, radiator, and open plan to the dining area.



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Dining Area

7'2" x 6'10" (2.20m x 2.10m)



Bedroom One

13'1" x 10'9" (4.00m x 3.30m)



Having a double glazed window to the side, door with double glazed side panel opening to the rear garden, radiator and door to the cloakroom.

Cloakroom



With a double glazed window to the rear, radiator, and coving to the ceiling.

Bedroom Two

13'1" x 10'2" (4.00m x 3.10m)



Fitted with a pedestal wash basin, w/c, tiled flooring, double glazed window to the rear, and storage cupboard.

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

First Floor Landing

With doors to all bedrooms, bathroom, and coving to the ceiling.

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Bedroom Three

9'2" x 5'10" (2.80m x 1.80m)



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

Bathroom

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



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

Outside

Having a block paved driveway providing off road parking.

Rear Garden



Low maintenance rear garden being laid to slabbed paving, and gated side access.

Garage En-Bloc



Situated En-Bloc located from Windermere Way.

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.

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

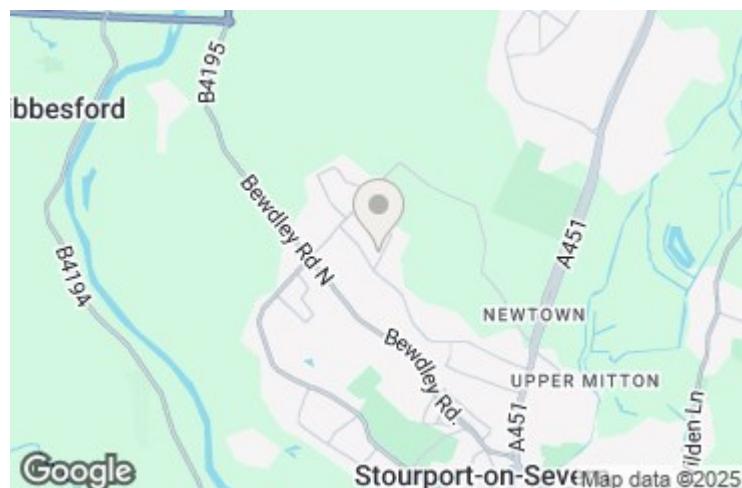
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Disclaimer

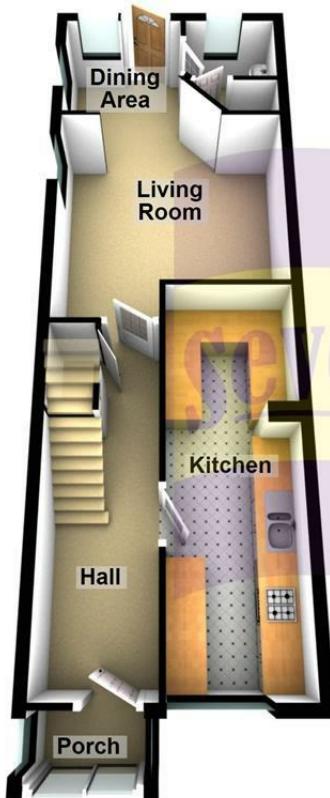
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-180325-V1.0



Ground Floor



First Floor



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |