



64 Buttermere Road, Stourport-On-Severn, DY13 8NX

This three bedroom semi-detached house is located within this 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 the property briefly comprises a living room, dining room, extended kitchen, conservatory, and shower room to the ground floor, three bedrooms and bathroom to the first floor. Benefiting further from double glazing, gas central heating, rear garden, storage garage, and off road parking. Viewing is essentially to fully appreciate the property and location on offer.

EPC band D.
Council Tax Band C.

Offers Around £275,000

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Entrance Door

Opening to the porch.

Porch

With double glazed windows to the side and front, tiled flooring, and door to the hall.

Hall

Having stairs to the first floor landing with storage cupboard beneath, radiator, walkthrough to the inner lobby, coving to the ceiling, and doors to the living room, and kitchen.

Living Room

15'1" into bay x 11'1" (4.60m into bay x 3.40m)



Having a double glazed square bay window to the front, feature gas fire with surround, radiator, and walkthrough to the dining room.



Dining Room

11'1" x 8'10" (3.40m x 2.70m)



With double glazed sliding door to the conservatory, coving to the ceiling, and radiator.

Conservatory

9'6" max x 8'10" max (2.90m max x 2.70m max)



With double glazed windows to the side and rear, double doors opening to the rear garden, and radiator.

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Kitchen

13'5" x 7'2", plus 10'9" x 4'7" (4.10m x 2.20m, plus 3.30m x 1.40m)



Being 'L' shaped and offering wall and base units with complementary worksurface over, built-in mid level double oven and hob, integrated fridge-freezer and dishwasher, plumbing for washing machine, space for under counted appliance, single bowl sink unit and mixer tap, breakfast bar, radiator, door leading outside, and double glazed windows to the rear and side.



Inner Lobby

Having a tiled floor, and doors to the shower room and storage garage.

Shower Room



Having a shower enclosure with panelled surround, pedestal wash basin, w/c, heated towel rail, tiled flooring, and double glazed window to the side.

First Floor Landing

With doors to all bedrooms, bathroom, plus loft hatch.

Bedroom One

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



Having a double glazed square bay window to the front, wardrobes, and radiator.

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Bedroom Two

11'1" x 10'9" (3.40m x 3.30m)



Having a double glazed window to the rear, wardrobes, and radiator.

Bedroom Three

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



Having a double glazed window to the front, storage cupboard, and radiator.

Bathroom



Fitted with a bath with tiled surround and inset shelf, shower enclosure with panelled surround, base units with inset wash basin and w/c with concealed cistern, heated towel rail, part tiled walls, and double glazed window to the rear.

Outside

With a gravelled frontage providing off road parking, access to the storage garage, and gated side access.

Storage Garage

With an motorised roller door to the front, and rear door to the inner lobby.

Rear Garden





Rear Elevation



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

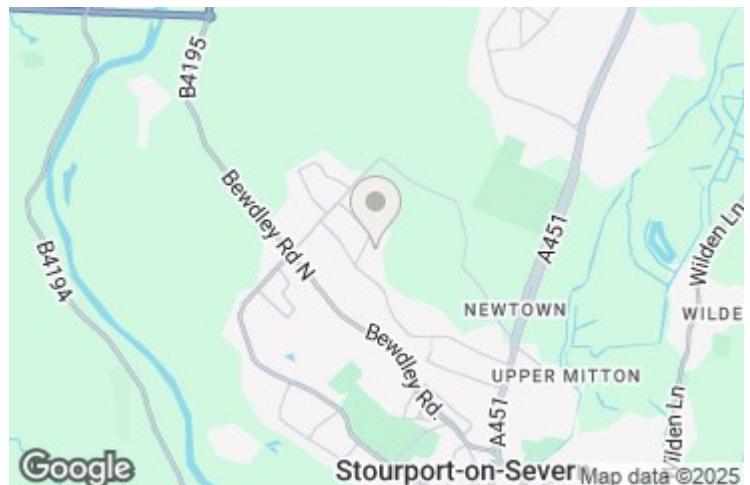
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

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-2304254-V1.0



Agents Note

This property belongs to a relative of an employee of Severn Estates.

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.

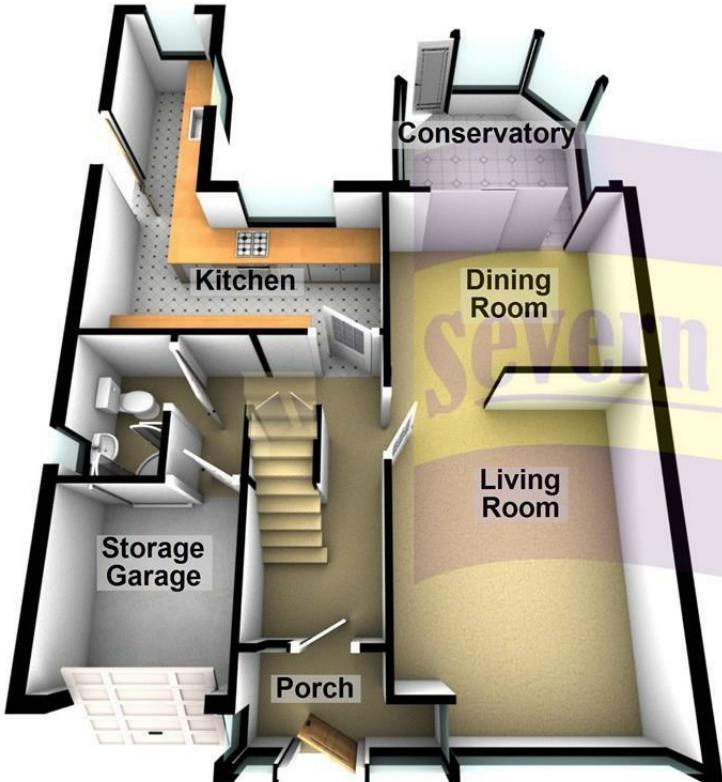
Tenure - Not Verified

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

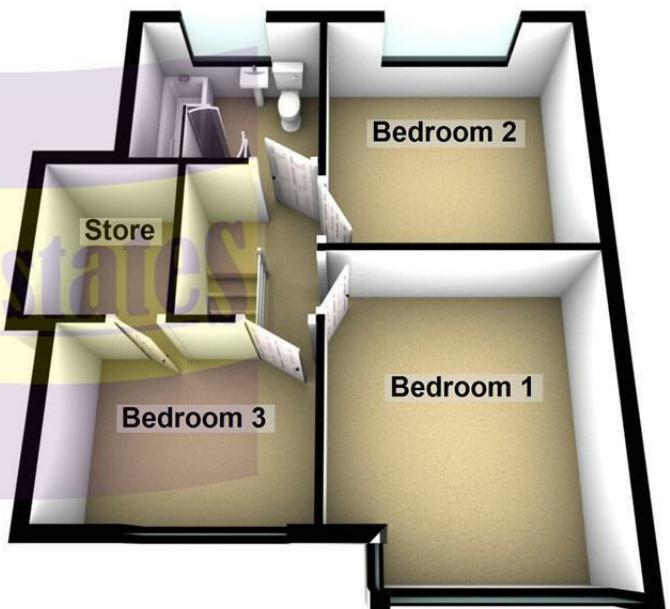
Fixtures & Fittings

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.

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	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	