



## 21 Rannoch Close, Stourport-On-Severn, DY13 8LZ

### REDUCED FOR QUICK SALE!!!!

This four bedroom semi-detached is in need of general modernisation but offers a fantastic opportunity moving forward, being situated within this quiet cul-de-sac on the ever popular Burlish Park estate the location 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. Offering fabulous family space the property would benefit from some updating but offers a fabulous base to create a wonderful family home with the accommodation briefly comprising a living room, office/sitting room, dining room, kitchen, and cloakroom to the ground floor. Four bedrooms and bathroom to the first floor. Act fast to avoid missing out on this great opportunity.

EPC band C.  
Council Tax Band C.

Offers Around £293,000

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## Entrance Door

Sliding door opening to the porch.

## Porch

Opening to the hall.

## Hall

With stairs to the first floor landing, radiator, and doors to the living room, office, and kitchen.

## Living Room

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



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

## Office

11'9" x 7'2" (3.60m x 2.20m)



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

## Kitchen

13'1" x 6'10"\*\* (4.00m x 2.10m\*)



Having an initial lobby area with a small breakfast bar, and door to a store room. The kitchen then opens up to offer wall and base units with worksurface over, one and a half bowl sink unit with mixer tap, built in oven and hob with splashback and extractor fan over, plumbing for washing machine, space for under counter appliance, double glazed window to the rear, door to the rear garden, and archway to the dining room.

\* Main kitchen area.



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## Dining Room

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



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

## Store Room

Having a door to the cloakroom.

## Cloakroom



With a wash basin, w/c, and wall mounted boiler.

## First Floor Landing

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

## Bedroom One

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



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

## Bedroom Two

11'5" x 10'9" (3.50m x 3.30m)



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

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## Bedroom Three

13'5" x 8'2" max, 7'6" min (4.10m x 2.50m max, 2.30m min)



Having double glazed windows to the front and side, and two radiators.

## Bedroom Four

13'5" x 7'2" max, 5'2" min (4.10m x 2.20m max, 1.60m min)



Having double glazed window to the side and rear, and radiator.

## Bathroom



Fitted with a bath, shower enclosure, wash basin set to base unit, w/c, part panelled walls, double glazed window to the rear, and heated towel rail.

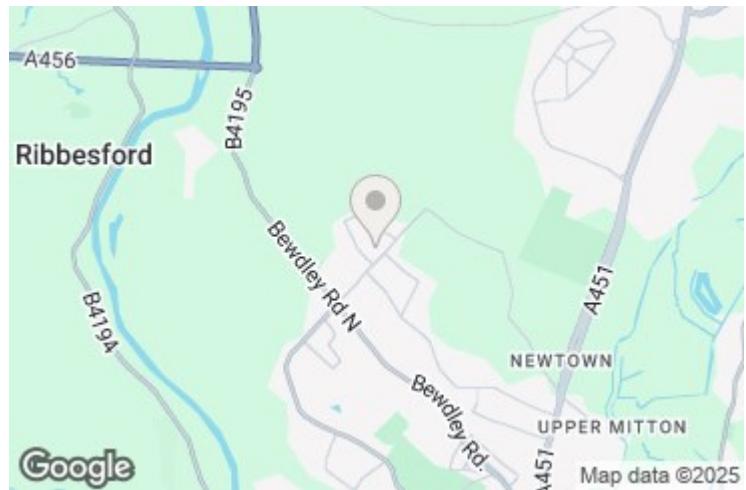
## Outside

Having a block paved frontage.

## Rear Garden



With a slabbed patio area, and artificial lawn.



#### Agents Note

#### 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

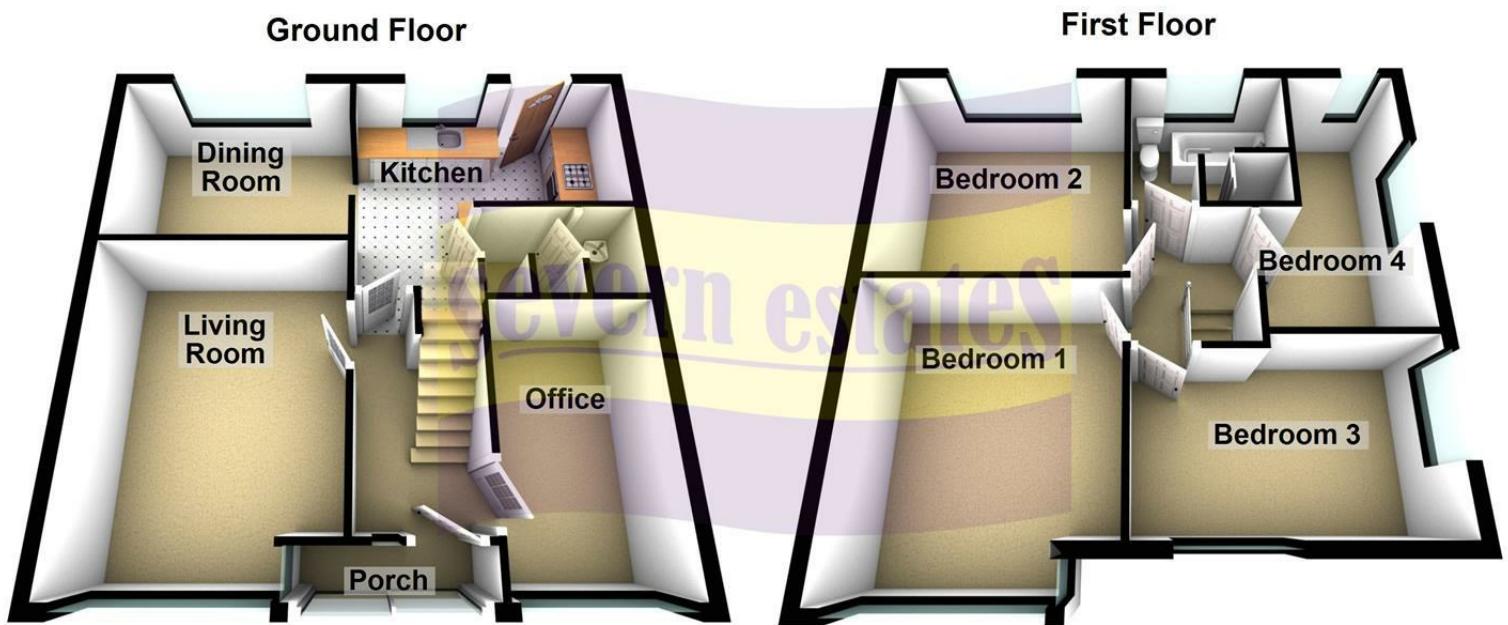
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

#### 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.

RF-110425-V1.0



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	