



28 Lucy Baldwin Close, Stourport-On-Severn, DY13 8YF

We are delighted to offer For Sale this modern semi detached house is situated within the wonderful Baldwin Gardens development built by Messrs Taylor Wimpey circa 2014 and situated within this quiet yet convenient location by the stunning Lickhill War Memorial Park, along with offering easy access to Stourport Town Centre, main road networks leading to Kidderminster and Bewdley, plus local primary schools. Having been well cared for by the current owners the accommodation briefly comprises a lounge / diner, kitchen, and cloakroom to the ground floor, Master bedroom with ensuite, two further bedrooms, and bathroom to the first floor. The property benefits further from double glazing, gas central heating, rear garden, garage and off road parking. Viewing comes highly recommend to appreciate the property and location on offer.

EPC Band C.
Council Tax Band C.

Offers In Excess Of £270,000

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Entrance Door

Opens into the reception hall.

Reception Hall

Having a staircase to the first floor landing, tiled flooring, radiator, doors to understairs storage, kitchen, lounge / diner and cloakroom.

Cloakroom

6'2" x 3'7" (1.9m x 1.1m)



Fitted with a white suite comprising of a pedestal wash hand basin, W/C and a radiator.

Lounge / Diner

15'5" x 11'5" (4.7m x 3.5m)



Having double glazed double doors to the rear with side panels and a radiator.

Kitchen

11'9" x 10'2" max 8'6" min (3.6m x 3.1m max 2.6m min)



Having wall and base cabinets with white gloss doors and butchers block effect work surface over, single drainer sink unit with mixer tap, built in double oven and gas hob with hood over, plumbing for washing machine and dishwasher, part tiled walls, tiled flooring and double glazed window to the front.

Kitchen



First Floor Landing

Having access to the loft hatch, doors to the bedrooms and the bathroom.

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Bedroom One

15'5" max 10'9" min x 8'2" max (4.7m max 3.3m min x 2.5m max)



Having a double glazed window to the rear, radiator and door to the ensuite shower room.

Ensuite Shower Room

6'6" max x 4'7" (2.0m max x 1.4m)



Fitted with a white suite comprising a shower enclosure with wall mounted shower, pedestal wash hand basin, W/C, radiator and part tiled walls.

Bedroom Two

9'10" x 8'6" (3.0m x 2.6m)



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

Bedroom Three

11'9" x 6'10" (3.6m x 2.1m)



Having a double glazed window to the rear and radiator.

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Family Bathroom



Rear Garden



Fitted with a white suite comprising of a panel bath, pedestal wash hand basin, W/C, part tiled walls, radiator and double glazed window to the front.

Outside

Garage

Having an up and over door.

Rear Garden



Rear Garden



Area Views



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Area Views



Area Views



Area Views



Tenure - Not Verified

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

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.

Council Tax

Wyre Forest District Council Band C.

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.

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

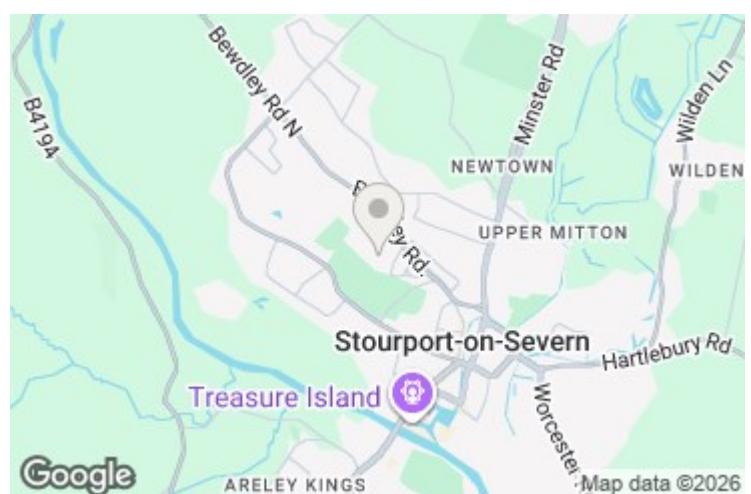
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

RP-24/08/2025-V1



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	