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### 63 Buttermere Road, Stourport-On-Severn, Worcestershire, DY13 8NY

This three bedroom semi-detached house is situated up on this sought after location and in need of full modernisation but offers fantastic potential. Situated on the ever popular Burlish Park estate which offers great access to the local amenities including Primary and High Schools, easy access to the main road networks leading to the Town Centre, Kidderminster and Bewdley, plus Burlish Top Nature reserve ideal for those with dogs or enjoy walks. In need of full refurbishment the accommodation on offer briefly comprises a hall, lounge diner and kitchen to the ground floor, three bedrooms and bathroom to the first floor. Benefitting further from off road parking, garage and rear garden.

EPC band G.  
Council Tax Band B.

**Offers Around £189,950**

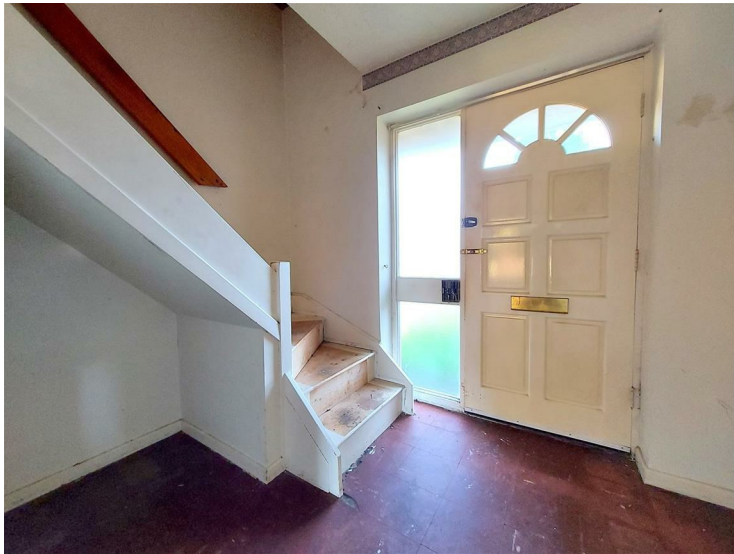


## 63 Buttermere Road, Stourport-On-Severn, Worcestershire, DY13 8NY

### Entrance Door

Opening to the hall with single glazed side panel.

### Hall



With stairs rising to the first floor landing and door to the lounge diner.

### Lounge Diner



### Lounge Area

16'0" x 9'10" (4.90m x 3.00m)



Having a single glazed window to the rear, coving to the ceiling and archway to the dining area.



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### Dining Area

6'10" x 6'10" (2.10m x 2.10m)



Having a single glazed window to the side and doorway to the kitchen.

### Kitchen

8'6" x 6'10" (2.60m x 2.10m)



Fitted with wall and base units having worksurface over, single drainer sink unit with mixer tap, space for domestic appliance, plumbing for washing machine, breakfast bar, tiled walls, single glazed window and door to the rear.



### First Floor Landing

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

### Bedroom One

10'5" x 10'2" (3.20m x 3.10m)



Having a single glazed window to the rear, fitted wardrobe and storage.



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### Bedroom Two

8'6" x 8'2" (2.60m x 2.50m)



Having a single glazed window to the front and storage cupboard.

### Bedroom Three

10'2" x 6'6" (3.10m x 2.00m)



Having a single glazed window to the rear.

### Bathroom



Fitted with a bath, w/c and pedestal wash basin, tiled walls, airing cupboard and single glazed to the front.

### Outside

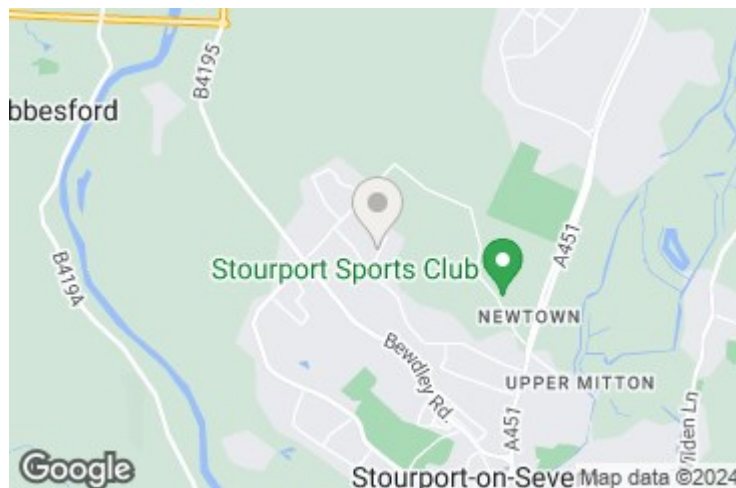


Providing off road parking to the front with access to the garage, gated access to the side and leading to the entrance door.

### Rear Garden



RF-301123-V1.0



### Agents Note

Please be advised that there is no gas supply to the property.

### Agents Note

Please be advised the sale of the property is subject to the grant of probate.

### Council Tax

Wyre Forest DC - Band B.

### Services

The agent understands that the property has mains water / electricity / 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.

### 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.

### 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.

### 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.

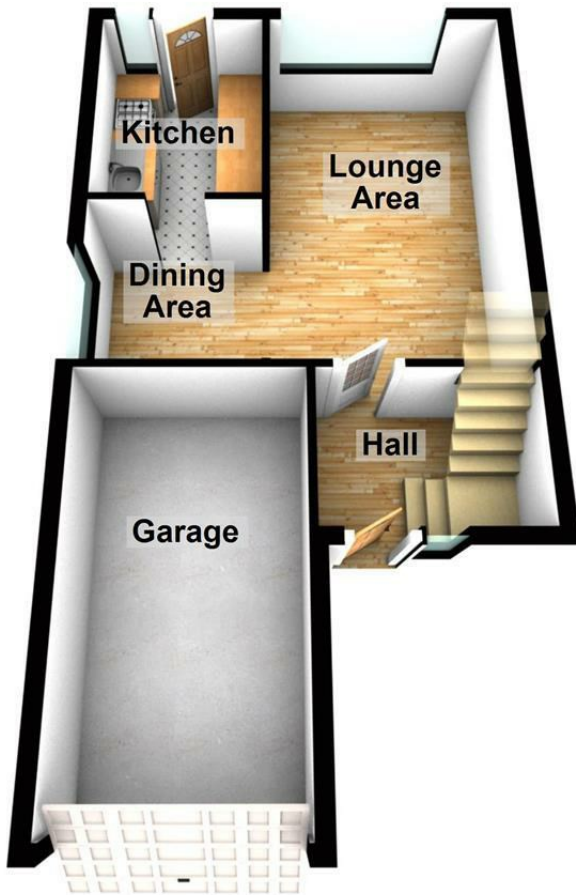
### Disclaimer

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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>11</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 