



40 High Street,  
Stourport-on-Severn  
Worcestershire DY13 8BS  
Tel: 01299 826777  
Fax: 01299 828686

2-4 Marlborough Street,  
Kidderminster  
Worcestershire DY10 1AY  
Tel: 01562 748877  
Fax: 01562 753489

[www.severnestateagents.co.uk](http://www.severnestateagents.co.uk)



### 94 Brindley Street, Stourport-On-Severn, Worcestershire, DY13 8JP

This immaculately presented detached family home is situated in a corner position of this quiet cul-de-sac upon the highly sought after Burlish Park estate. The location grants great 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 lovingly cared for by the current owners and offers flexible spacious family accommodation which briefly comprises a living room, dining room, kitchen, office / bedroom four and cloakroom to the ground floor, three double bedrooms, spacious landing and bathroom to the first floor. Benefitting further from a beautiful rear garden, off road parking, garage and gas central heating. Early inspection is essential to fully appreciate the property, its size and the location on offer.

EPC Band C. Council Tax Band D.

**Offers Around £365,000**



## 94 Brindley Street, Stourport-On-Severn, Worcestershire, DY13 8JP

### Entrance Door

With sliding door opening to the porch.

### Porch

Having wooden flooring and door to the entrance hall.

### Entrance Hall

With stairs rising to the first floor landing with storage cupboard beneath, radiator and doors to the living room, kitchen, dining room, cloakroom and office / bedroom four.

### Living Room

13'1" into bay x 11'5" (4.00m into bay x 3.50m)



Having a double glazed bay window to the front, feature electric fire with surround, radiator and coving to the ceiling.

### Dining Room

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



With wooden flooring, double glazed double doors with side panels opening to the rear garden, radiator and coving to the ceiling.

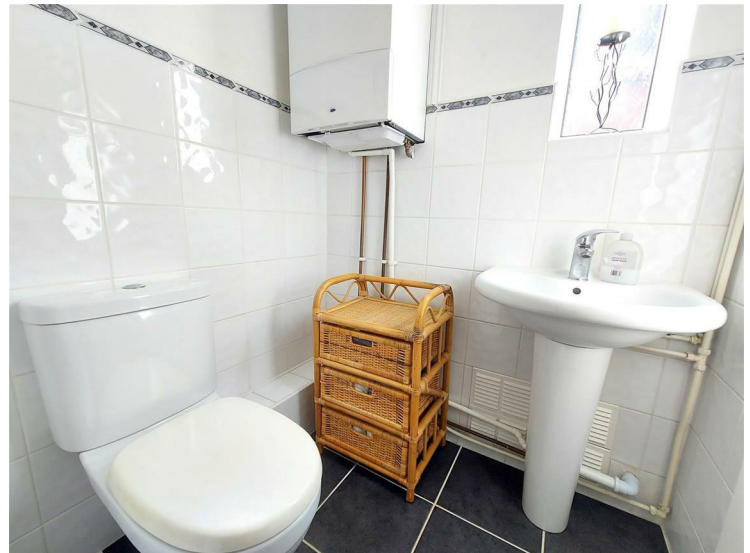
### Office / Bedroom Four

11'9" x 7'6" (3.60m x 2.30m)



A versatile room offering a variety of uses such as a ground floor bedroom, office or additional reception room. Having a double glazed window to the front, radiator and coving to the ceiling.

### Cloakroom



Having a pedestal wash basin, w/c, double glazed window to the side, part tiled walls and flooring.



## 94 Brindley Street, Stourport-On-Severn, Worcestershire, DY13 8JP

### Kitchen

13'5" x 7'2" (4.10m x 2.20m)



Fitted with wall and base units having a complimentary worktop over, double bowl 'Belfast' sink unit with mixer tap, built in mid-level double oven and hob with hood over, plumbing for washing machine and dishwasher, space for under counted appliance, tiled splash backs, tiled flooring, radiator, double glazed window to the rear, inset spotlights coving to the ceiling and door to the rear porch / boot room.



### Rear Proch / Boot Room

Single glazed windows to the side and rear and door to the rear garden.

### First Floor Landing



A light and spacious landing having a loft hatch and doors to all bedrooms and bathroom.

### Bedroom One

13'9" into bay x 11'5" (4.20m into bay x 3.50m)



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



## 94 Brindley Street, Stourport-On-Severn, Worcestershire, DY13 8JP

### Bedroom Two

11'5" x 11'1" (3.50m x 3.40m)



Having a double glazed window to the rear and radiator.

### Bedroom Three

\* 13'5" max, 7'2" min x 14'1" inc. fitted w/robe x (\* 4.10m max, 2.20m min x 4.30m inc. fitted w/robe )



Having a double glazed window to the front, radiator and fitted wardrobe with sliding mirror doors.

\* Being 'L' shaped



### Bathroom



Fitted with a white suite comprising a corner bath with shower attachment to the taps, shower enclosure, wash basin set to vanity unit, w/c, tiled walls and flooring, heated towel rail, extractor fan, double glazed window to the side and rear.

### Outside





## 94 Brindley Street, Stourport-On-Severn, Worcestershire, DY13 8JP

### Rear Garden



### Rear Elevation



### Shed / Workshop

Located to the side of the property.



### Garage



Detached garage, having an up and over door to the front and pedestrian door and window to the side.

### Council Tax

Wyre Forest DC - Band D.

### Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / 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

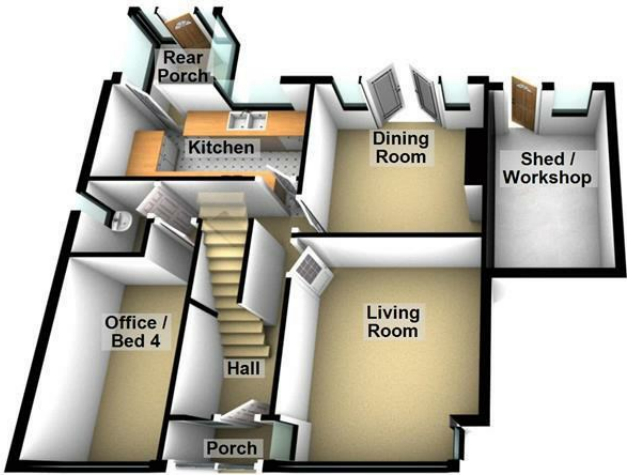
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### 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.

Ground Floor



First Floor

