

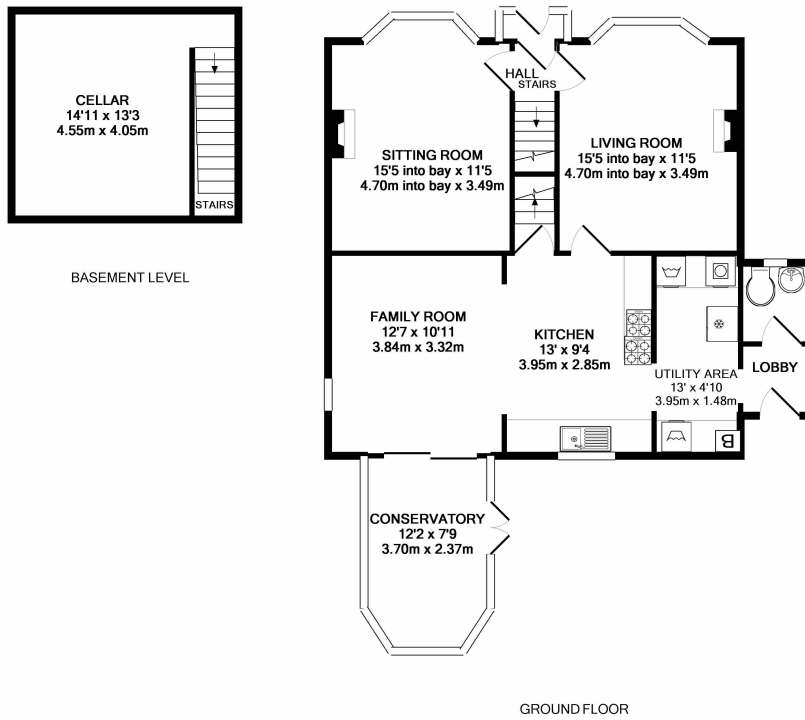
Minster Road, Stourport-On-Severn, DY13
£260,000, Freehold



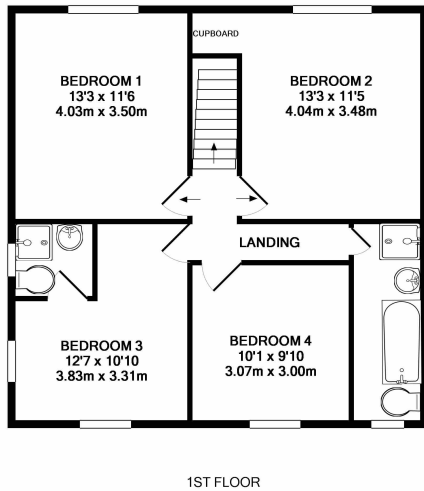
Located within the desirable area of Stourport-on-Severn, in the district of Wyre Forest is Minster Road, an address well placed for local amenities. This deceptively spacious four bedroomed property is well presented and maintained, it benefits from a large fully fitted kitchen with separate utility area, a downstairs cloakroom, two front sitting rooms, a family room, three double size bedrooms, a further double bedroom with an en-suite and a family bathroom. An added bonus is the large Victorian style conservatory at the rear of the property complementing the rest of the property.







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Long Description

Located within the desirable area of Stourport-on-Severn, in the district of Wyre Forest is Minster Road, an address well placed for local amenities. This deceptively spacious four bedroomed property is well presented and maintained, it benefits from a large fully fitted kitchen with separate utility area, a downstairs cloakroom, two front sitting rooms, a family room, three double size bedrooms, a further double bedroom with an en-suite and a family bathroom. An added bonus is the large Victorian style conservatory at the rear of the property complementing the rest of the property.

The private fully enclosed attractive rear garden is landscaped, offering paved seating areas and with a large lawn. There is a winding pathway leading to a shaded gazebo along with additional seating area, ideal for outside entertaining and al fresco dining. There are two garden sheds and the delightful garden has an array of mature trees, plants and shrubs along with outside lighting.

The local area itself has a wide range of amenities, such as a major supermarket within walking distance. Riverside walks are a short stroll away as you get closer to the town centre of Stourport-on-Severn. Doctor surgeries, dentists and pharmacies are also within easy access. There is a large choice of pubs and restaurants in the area, with a variety of international cuisine.

Nurseries, primary and high schools including Burlish Primary School and Stourport High School and Sixth Form (with excellent Ofsted ratings) and are located within a short walk away. Kidderminster Hospital and Kidderminster railway station are about 3 miles from the property. Leisure centres, recreational facilities, a church, sport grounds and parks are all also in close proximity to the property address.

The property benefits from Gas fired central heating, and uPVC double-glazed windows.

The approach to the property is via a block paved drive offering off road parking for at least three vehicles, leading to the enclosed front uPVC double glazed porch door with double glazed windows entering directly into the

Porch

Exposed painted brickwork to inner walls, Vinyl floor, outside "mood" lighting, and uPVC half panel double glazed door with fixed light above and obscure glass leading to;

Hallway

Smoke alarm, painted walls, fully fitted carpeted flooring, stairs to first floor and doors to;

Sitting room 3.49m x 4.70m (into Bay)

UPVC double glazed three sided bay window, tall ceiling, tall skirting boards, picture rail, ceiling point, painted walls, fully fitted carpeted flooring, feature fire surround with decorative design, hearth and back, electric wood burner effect stove, wall mounted radiator.

Living room: 3.48m x 4.72m (into Bay)

UPVC double glazed three sided bay window, picture rail, tall ceiling, tall skirting boards, ceiling point, painted walls, fully fitted carpeted flooring, feature Victorian fire surround with featured Victorian style ceramic tiles, with hearth and back, inset electric fire, radiator with thermostatic valve.

Kitchen 2.85m x 3.95m

Open plan kitchen, ceiling point, modern and contemporary style kitchen in medium oak shaker style with contrasting silver handles, granite effect work surfaces, large Country Chef range cooker with eight gas burner hob, stainless steel overhead cooker canopy hood with stainless steel splash back, ceramic splash-back tiled walls with complimentary ceramic border, painted walls, wooden laminated flooring, tall ceiling, uPVC double glazed window overlooking rear garden, stainless steel sink with taps, and an open plan archway leading to

Utility area

Ceiling point, vinyl flooring, white high gloss finish wall and base units with dark contrasting worktops, plumbed for washing machine and tumble drier, painted walls and combination boiler.

Rear lobby area

Ceiling point, uPVC double glazed half panel door leading to rear garden area, vinyl flooring, wall mounted radiator with thermostatic valve and door to

D/S Cloakroom

White uPVC double glazed window with obscure glass overlooking front, painted walls, wall mounted radiator two piece suite of white low level closed couple WC and white hand-wash basin with mixer tap both set into a vanity storage unit with white top, vinyl flooring and ceiling point

Family room 3.32m x 3.84m

Painted walls, uPVC double glazed window overlooking side aspect, wall mounted radiator with thermostatic valve, tall ceiling, four recessed inset downlights, ceramic tiled floor, uPVC sliding double glazed patio doors lead into;

Conservatory 2.37m x 3.70m

Victorian style uPVC double glazed conservatory set on a brick built dwarf wall with plaster and painted finish, opal poly-carbonate roof system, ceramic tiled flooring, ceiling fan/light combination, outward opening French doors to patio seating area and rear garden,

Cellar 4.55m x 4.05m

Door from kitchen area leads to brick stairs down to cellar, access to electricity and gas meters, ceiling point, exposed brickwork to walls

Carpeted stairs leading to first floor landing (landing area)

Brand new fully fitted carpet, painted walls, two ceiling points and wall mounted radiator smoke alarm. Doors leading to

Bathroom:

Full height ceramic tiled walls with decorative border in complimentary ceramic, ceiling point, uPVC double glazed window with obscure overlooking rear aspect, extractor vent, three piece suite of white decorative panel bath, decorative closed couple WC and decorative hand wash basin, wall mirror, wall mounted radiator, walk-in shower cubicle with shower tray, Gainsborough electric shower and vinyl flooring.

Bedroom 1: 3.50m x 4.03m

Tall ceilings, painted walls, wall mounted radiator with thermostatic valve, uPVC double glazed window overlooking front aspect, fully fitted carpet, ceiling point.

Bedroom 2: 3.48m x 4.04m

Tall ceilings, painted walls, and featured papered wall, wall mounted radiator with thermostatic valve, uPVC double glazed window overlooking front aspect, fully fitted carpet, ceiling point, open area to storage cupboard/wardrobe

Bedroom 3: 3.31m x 3.83m

Tall ceilings, painted walls, wall mounted radiator with thermostatic valve, two uPVC double glazed windows one overlooking rear garden and one overlooking the side aspect, loft hatch allowing access to loft space and door to

En-Suite 1.57m x 1.47m

Ceiling point, extractor vent, white uPVC double glazed window with obscure glass overlooking side aspect, painted walls, ceramic splash back tiles, wall mounted radiator with thermostatic valve, fully fitted carpeted flooring, two piece suite of white low level closed couple WC and wall mounted hand wash basin, walk in shower cubicle with shower tray, mixer shower.

Bedroom 4: 3.00m x 3.07m

Tall ceilings, painted walls, wall mounted radiator with thermostatic valve, uPVC double glazed windows one overlooking rear garden and fully fitted carpet

Rear Garden

Delightful and attractive landscaped private garden enclosed by wooden fencing with concrete posts and gravel boards. Slabbed patio seating area with winding pathway leading to garden shed and on to a secluded paved area with gazebo enclosed by mature plants, trees and shrubs, mature trees plants and shrubs adorn the garden area, small pond, large lawn area bordered with mature plants and shrubs leading to another garden shed at the rear of the garden, side access is through a wrought iron double gate, outside tap and outside lighting.

The property benefits from Gas central heating, double-glazed windows and is situated in a fast broadband area.

General Information:

Whilst we do our best to produce fair, accurate and reliable sales particulars, they are only a general guide to the property. If there are any points which are of particular importance to you, please contact our head office and we will be pleased to provide you with any further information, especially if you are planning to travel to visit the property.

Energy Performance Certificate: Full EPC reports are available from EstatesDirect.com Ltd upon request.

Measurements: All quoted room sizes are approximate and intended for general guidance. You are advised to verify all measurements of the property carefully.

Tenure: We understand the property is offered for sale FREEHOLD.

Fixtures and Fittings: All items not specifically mentioned within these details are to be excluded from the sale.

Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property.

Lettings: If you would like to let your property out, or alternatively rent a property from us, contact our head office on 08456 31 31 31 to discuss your requirements.

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