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18 Bilberry Close, Stourport-On-Severn, Worcestershire, DY13 8TL

This link-detached house is situated in a cul-de-sac position on the ever popular and highly sought after Lickhill estate which offers easy access to the local amenities including primary schools, main road networks leading to the Town Centre, Bewdley and Kidderminster and the beautiful Memorial park great for the family or those with dogs. Offering family living space the property offers a lounge diner, kitchen, utility, conservatory and cloakroom to the ground floor, three bedrooms, master with ensuite shower room and bathroom. Benefitting further from double glazed windows, warm air heating, driveway with garage and a rear garden. Call today to book your viewing to avoid missing out on this delightful family home. EPC band D.

Offers In The Region Of £240,000

18 Bilberry Close, Stourport-On-Severn, Worcestershire, DY13 8TL

Entrance Door

Opening to the porch.

Porch

Door to the living room.

Living Room

13'9" x 11'1" (4.20m x 3.40m)



Having a door to the cloakroom, stairs to the first floor landing, warm air vent, double glazed window to the front and open plan to the dining area.



Dining Area

9'10" x 9'10" max (3.00m x 3.00m max)



Having a warm air vent, double glazed sliding patio door to the conservatory and door to the kitchen.



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Conservatory

10'9" x 7'10" (3.30m x 2.40m)



Having a double glazed sliding patio door to the side and double glazed windows to the rear.

Kitchen

9'10" x 10'2" max (3.00m x 3.10m max)



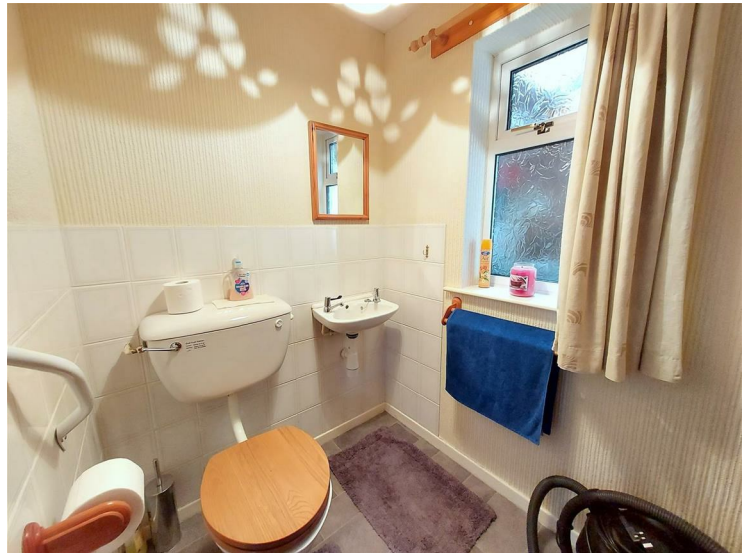
Fitted with wall and base units having a worksurface over, one and a half bowl sink unit with mixer tap, built in mid-level oven and hob with extractor fan over, storage cupboard, double glazed window to the rear and door to the utility.



Utility

With space for domestic appliance, plumbing for washing machine with worktop over, tiled splash backs and door to the garage.

Cloakroom



Having a hand basin, w/c, part tiled walls and double glazed window to the garage.

First Floor Landing

Having a warm air vent, doors to all bedroom and bathroom,

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Bedroom One

14'1" x 9'10" min (4.30m x 3.00m min)



Having a double glazed window to the front, warm air vent, built in wardrobe and door to the ensuite shower room.

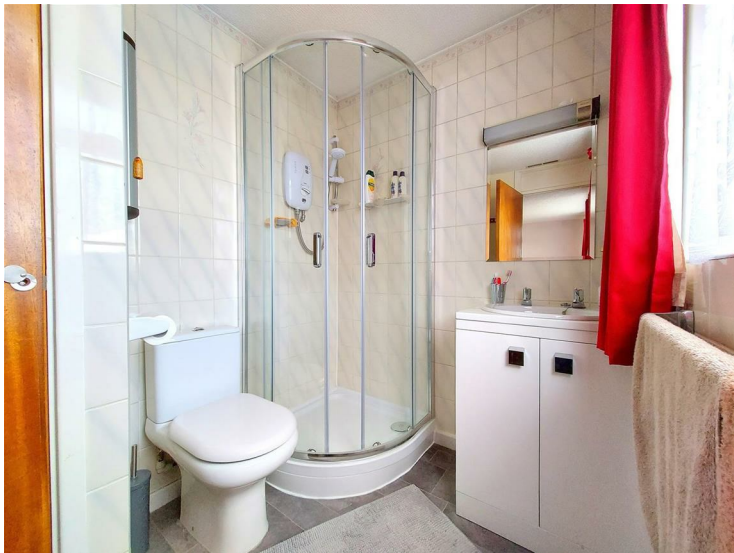
Bedroom Two

9'10" x 9'10" (3.00m x 3.00m)



Having a double glazed window to the rear, built in wardrobe and warm air vent.

Ensuite Shower Room



Having a shower enclosure, w/c, hand basin set to vanity unit, tiled walls, airing cupboard and double glazed window to the front.

Bedroom Three

11'9" x 6'10" (3.60m x 2.10m)



Having a double glazed window to the rear, built in wardrobe and warm air vent.

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Bathroom



Fitted with a a white suite comprising a panelled bath with shower attachment to the taps and folding screen over, w/c, wash basin set to vanity unit, loft hatch, double glazed window to the side and warm air vent.

Outside



Having a driveway providing off road parking, access to the garage and gravelled frontage.

Tandeem Garage

Having a one and two thirds door to the front, rear pedestrian door with window.

Rear Garden



Rear Elevation



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.

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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-150421-V1.0



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	