



113 Redstone Lane | Stourport On Severn | Worcs | DY13 0JN

Asking Price Of £230,000

Take a look at this superb three semi detached family home, in the welcoming residential area of Stourport. The accommodation comprises large living room, dining room, kitchen and utility room. On the first floor there are two double bedrooms and one single bedroom, with family bathroom and storage. The property has gardens to the front and rear with a garage, central heating and double glazing.

- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- GARAGE
- DOUBLE GLAZING
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## Property Description

### DESCB

3 bedroom semi detached house with lounge/diner, kitchen and utility room. Conservatory, garage and garden

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### ENTRANCE HALL

Entrance with white UPVC door and side window, doors to living room and kitchen. The hallway has understairs storage.

### LIVING ROOM

18' 0" x 11' 1" (5.5m x 3.4m) This large living room/ dining room has so much space, the scope for layouts and furniture options is huge. The white UPVC double glazed window overlooks the front aspect and driveway.

The full length room floods light from the patio doors that lead to the conservatory and garden beyond.

### CONSERVATORY

The good sized conservatory is a great space to relax with a coffee while admiring your garden, or maybe a dining room for those warm summer evening meals.

Light bright and warm, this is a that extra space that can be used for whatever suits your needs.

### KITCHEN

7' 10" x 7' 10" (2.4m x 2.4m) The practical kitchen has everything. The oak cabinets are in good condition with a range of wall and base units offering ample storage. complimentary work tops and white brick tiles keep a light feel to the room.

Stainless steel sink unit with mixer tap, built in oven, hob and dishwasher are all included.

The large white UPVC window overlooks the rear garden and as is the theme within this house, floods the kitchen with natural light.

Easy clean laminate flooring, inset spotlights and tall cupboard storage are some of the useful features.

### UTILITY ROOM

The gift of a utility room! this extra space is invaluable with a family to look after.

Tiled floor and walls, plumbing for washing machine and drier.

Space for a large fridge/freezer.

the utility room leads to the kitchen and rear garden.

There is of course the option to knock the kitchen and utility room into one large kitchen diner if you so choose (subject to planning)

### GARAGE

Power and lighting with up and over garage door.

### STAIRS AND LANDING

Stairs to 1st floor with white painted wooden banister, the landing has a white UPVC double glazed window to the side elevation, storage cupboard and access to loft space.

### MASTER BEDROOM

11' 5" x 10' 5" (3.5m x 3.2m) The master bedroom is to the rear of the house, with the white UPVC double glazed window overlooking the garden.

the very tranquil room has magnolia walls and beige carpet, central heating radiator and central ceiling light fitting.

### BEDROOM TWO

10' 5" x 9' 2" (3.2m x 2.8m) The second bedroom is a double room with the white UPVC double glazed window overlooking the front elevation.

Again this is a very relaxing space with white decor and beige carpet.

Central heating radiator and ceiling light point.

### BEDROOM THREE

7' 2" x 5' 10" (2.2m x 1.8m) A Single bedroom with white UPVC double glazed window to the front elevation.

the room decor is white with one pale yellow feature wall and beige carpets.

There is a central heating radiator and ceiling spot lighting.



## BATHROOM

The family bathroom has a suite comprising: low level WC, pedestal wash hand basin and paneled bath.

The electric shower is over the bath.

the large white UPVC window has frosted glass to the rear elevation.

fully tiled walls, vinyl flooring and central heating radiator.

## GARDEN

The rear garden is laid to lawn with planted borders boasting mature shrubs and trees. there is a slabbed patio area.

## VIEWINGS

By appointment only - via our Kidderminster office. 01562746767

Full details and virtual tour are available at [www.onthemarket.com](http://www.onthemarket.com)

## SERVICES

All mains services are connected to the property including gas, electricity, water and sewerage

## TENURE

Tenure is freehold this will be verified by your solicitor.

## DISCLAIMER

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been



## Tenure

Freehold

## Council Tax Band

## Viewing Arrangements

Strictly by appointment

## Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements