



9 Elderberry Close, Stourport-On-Severn, DY13 8TF

BERRIMAN
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This once three bedroom family home has been extended and altered to provide superb contemporary family living space with a fabulous kitchen dining family space.

LOCATION

Stourport has a huge array of amenities to offer, including several large supermarkets including Tesco and Lidl, an extensive range of pubs plus eateries and the delightful canal basin and accompanying waterways. The town sits beautifully on the banks of the River Severn surrounded by truly delightful countryside and woodland with lots of beauty spots on the doorstep to enjoy.

DESCRIPTION

Originally a three bedroom the current owners opened up between bedroom 1 and 3 to provide an impressive master bedroom.

This super link detached family home is presented to an extremely high standard and provides deceptively spacious, light and airy family living space in a popular location with local amenities' in easy reach.

ACCOMMODATION

Reception Hall

Extended Living Room with Karndean flooring

Superb Extended open plan Kitchen Dining Family Space Karndean flooring throughout. A contemporary rang of base and wall units integrated Dishwasher, Induction Hob and Twin Ovens. There is ample room for dining and entertaining with two sets of patio doors leading onto the garden. Three velux roof lights floods the area with natural light.

Shower Room contemporary fittings, WC, wash hand basin and walk in shower.

Utility Room with base cupboard with sink appliance space.

Study/Play Area with door to store (Former Garage)

First Floor

Bedroom One formerly two bedrooms. Good range of fitted wardrobes and light and airy with two windows to the front elevation.

Bedroom Two is another double with built in wardrobes and overlooks the rear garden

Contemporary Modern family bathroom concealed cistern WC wash hand basin set on a vanity unit. Large panel bath with shower over.

OUTSIDE

Good size block paved driveway.

Rear Garden with patio Ideal for alfresco dining and entertaining family and friends

Lawn with Borders with brick edging with mature trees and shrubs.

SERVICES

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Wyre Forest
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Worcester Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast is available

Mobile – Ofcom checker shows 2 of the 4 main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

<https://w3w.co/contexts.nuptials.pink>

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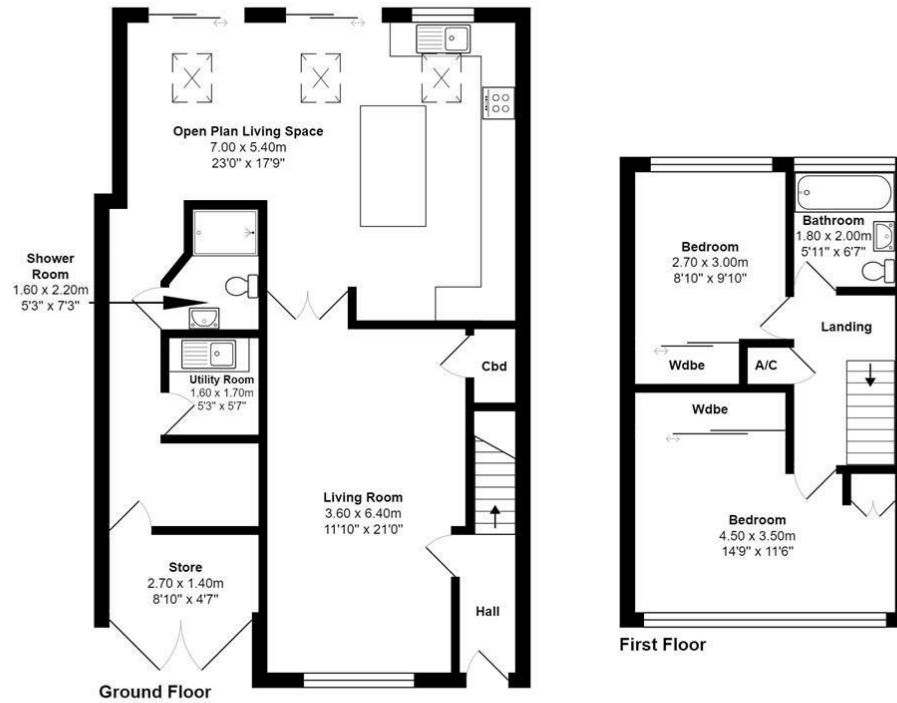
Offers Over
£295,000

EPC:

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



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Total Approx Area: 109.0 m² ... 1173 ft² (excluding store)

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

