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91 The Grove | | Stourport-on-Severn | DY13 9ND

Asking Price Of £220,000

A spacious semi-detached family home in a quiet cul-de-sac on the edge of Hartlebury Common Nature Reserve, conveniently situated within an easy distance of the town centre and motorway links, with the feel of the country side on your door step.

The accommodation comprises: Entrance hallway with integral garage, large living room, breakfast kitchen, conservatory, three double bedrooms, and family bathroom.

The property benefits from gas central heating, double glazing, off road parking, gardens to front and rear.

- Cul De Sac Location
- 3 Double bedrooms
- Conservatory
- Gardens to front and rear
- Garage





Property Description

APPOACH

A quiet path leads to the front of the house and private front garden with mature trees and shrubs, a slabbed pathway leads to the entrance.

HALLWAY

with staircase to first floor, central heating radiator, doors to:

LIVING ROOM

19tf 11" x 13ft Light and spacious relaxing room with two double glazed windows.

There is a gas fire which has a back boiler and two central heating radiators.

The decor is neutral with cream walls and beige carpet.

KITCHEN

The large breakfast kitchen is to the rear of the property with two double glazed windows, one into the conservatory.

Currently painted in a fresh mint green with tiling to splashback, black vinyl flooring and a range of wall and base units.

CONSERVATORY

The UPVC conservatory offers a private space to relax and enjoy a morning coffee.

South facing and overlooking the rear garden with wooden flooring.

MASTER BEDROOM

9' 11" x 12' 5" The comfortable master bedroom overlooks the front garden.

With ample space for a double bed, wardrobes and chests of drawers.

The decor is charcoal and plum with beige carpets.

UPVC double glazed window

Ceiling light point with shade

Central heating radiator

BEDROOM TWO

12' 2" x 9' 8" The second bedroom, also a double and overlooking the front garden offers a very comfortable space.

Currently used as an office with grey decor, one feature wallpapered wall and grey carpet.

White UPVC double glazed window

Ceiling light point with shade

Central heating radiator

BEDROOM THREE

9' 9" x 9' 0" The third bedroom, which also has space for a double bed is a south facing room flooded with natural light.

The decor is teal green with beige carpets.

White UPVC double glazed windows

Beige carpet

Ceiling light point with shade

BATHROOM

The family bathroom has a white suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower over.

The decor is white wooden panelling with grey walls above.

White UPVC double glazed window with frosted glass

Vinyl flooring

GARAGE

Brick built garage with power and lighting.

White UPVC double glazed window

Gas meter.

The garage and driveway are approached via a shared service road to the rear of the property.

TENURE

We are assured by the vendor that this property is freehold. This will be verified by your solicitor

SERVICES

All mains services are connected to the property.

VIEWINGS

Viewings are by appointment only - please contact us to arrange a

viewing
01562 746767
info@tonerestates.com

DISCLAIMER

All measurements are approximate and quoted in imperial measurement and are 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 tested and therefore no guarantee can be given and that they are in working order.
Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.
Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

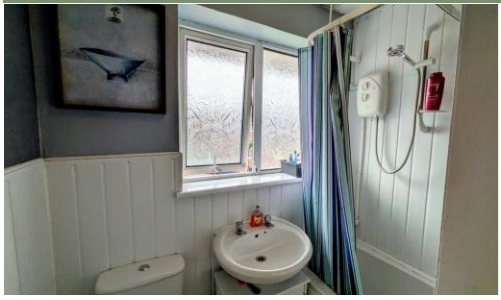
GARDENS

The front garden is set to lawn with mature trees and shrubs. The rear patio is laid with slabs and has secure fencing with access via a side gate to the driveway and garge.

FIXTURES AND FITTINGS

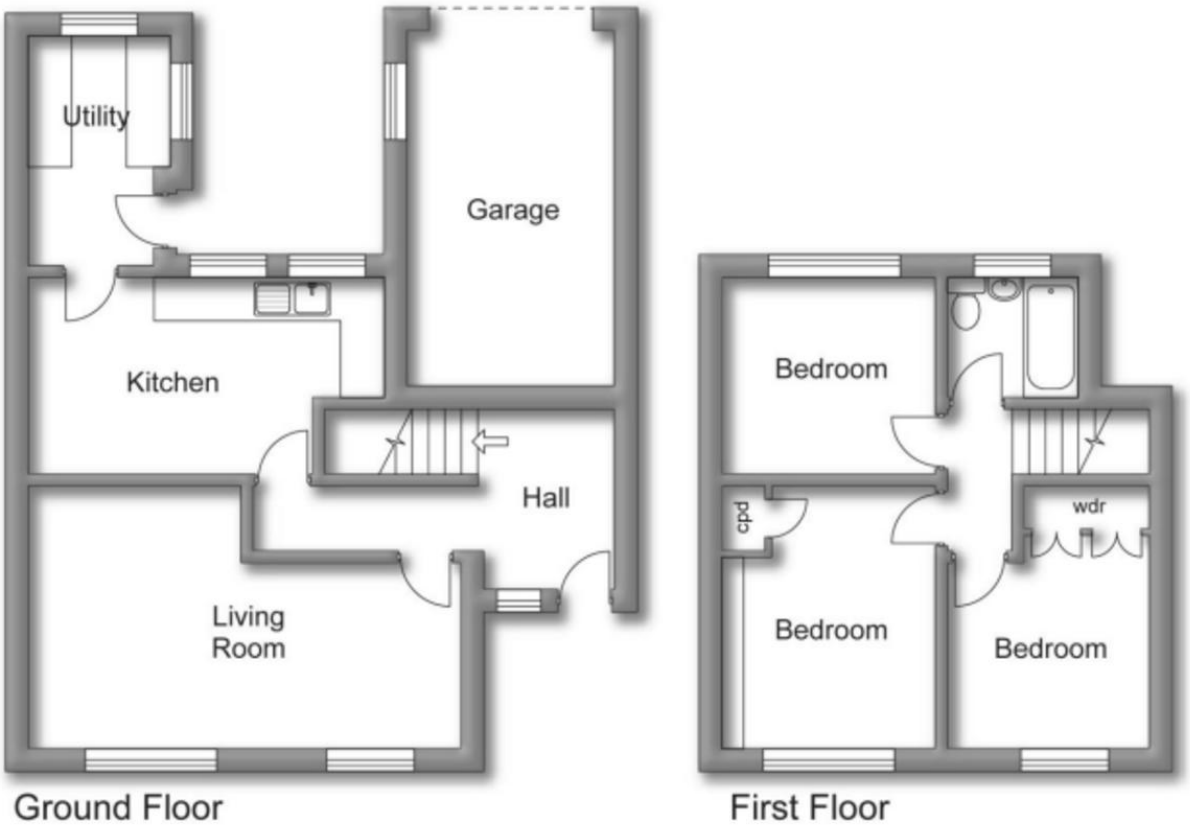
All carpets, curtains, blinds and light fittings are included in the sale.











Tenure

Freehold

Council Tax Band

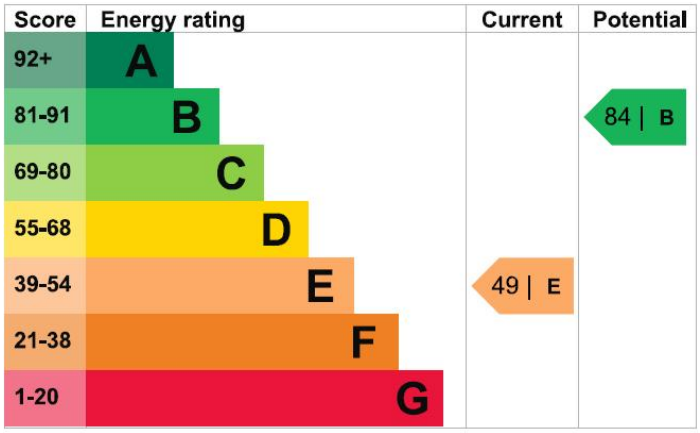
Viewing Arrangements

Strictly by appointment

Contact Details

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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