

EDEN MIDCALF
— SALES & LETTINGS —

£395,000
Conference Way

Stourport-On-Severn, DY13 8DN

PROPERTY SUMMARY

Offered with no upward chain, an impressive four-bedroom detached family home located within a pleasant cul-de-sac on the popular 'Hamlet Place' development, built by Redrow Homes circa 2014. The property offers a superb layout including a large open-plan kitchen diner with modern integrated appliances and separate utility room, a useful study, three bathrooms (two ensuites) and a downstairs WC. Further features include a double garage, large private driveway and a landscaped garden patio to the rear. An ideal home for families seeking generous accommodation in a desirable Stourport setting close to local schools and amenities.

4



3



2







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1733 ft²

161 m²

Reduced headroom

6 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

LOCAL AUTHORITY
Wyre Forest District Council

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating

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

78

82

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.

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