Severn Estates
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22 Great Western Way, Stourport-On-Severn, Worcestershire, DY13 8AG

This detached house is situated upon this highly sought after location which is ideal for local primary schools and the Stourport High School & VI Form, in addition to Stourport Town Centre and main road networks. Having been well cared for and improved upon by the current owners the property offers family sized accommodation which briefly comprises a living room, dining room, kitchen and cloakroom to the ground floor, four bedrooms, en suite shower room and bathroom to the first floor. Benefitting further from gas central heating, off road parking and garage. Book your viewing today to avoid missing out.

EPC band D.
Council Tax Band D.

Offers Around £350,000

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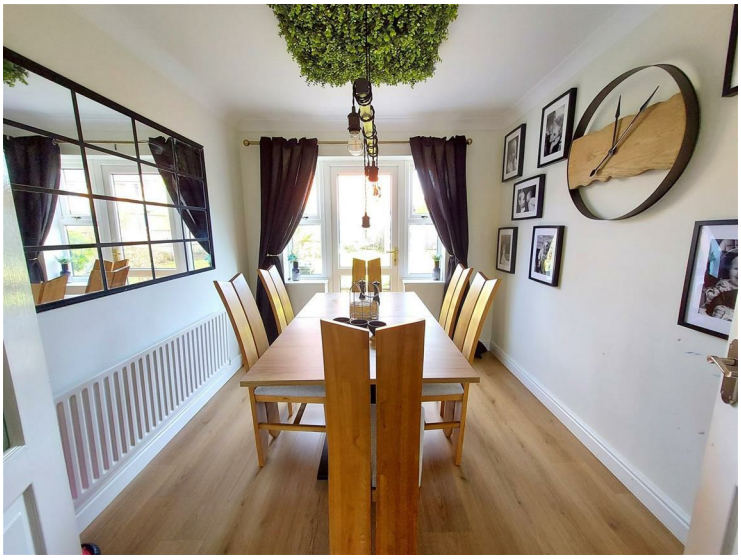
Entrance Door
Opening to the hall.

Hall
With stairs rising to the first floor landing, doors to the cloakroom and living room, plus coving to the ceiling.

Living Room
17'8" x 11'5" (5.40m x 3.50m)

Having a tiled chimney breast with inset electric fire and base units providing storage, double glazed bow window to the front, double doors opening to the dining room, door to the kitchen, coving to the ceiling, and radiator.

Dining Room
9'10" x 8'6" (3.00m x 2.60m)



Having a double glazed door with side panels opening to the rear garden, coving to the ceiling, and radiator.

Kitchen
14'5" max x 10'9" max, 7'6" min (4.40m max x 3.30m max, 2.30m min)

Fitted with wall and base units having a complementary worksurface over, one and a half bowl sink unit with mixer tap, built in oven and hob with extractor fan over, integrated fridge, plumbing for washing machine, radiator, door to the side, double glazed window to the rear, and under stairs storage cupboard.

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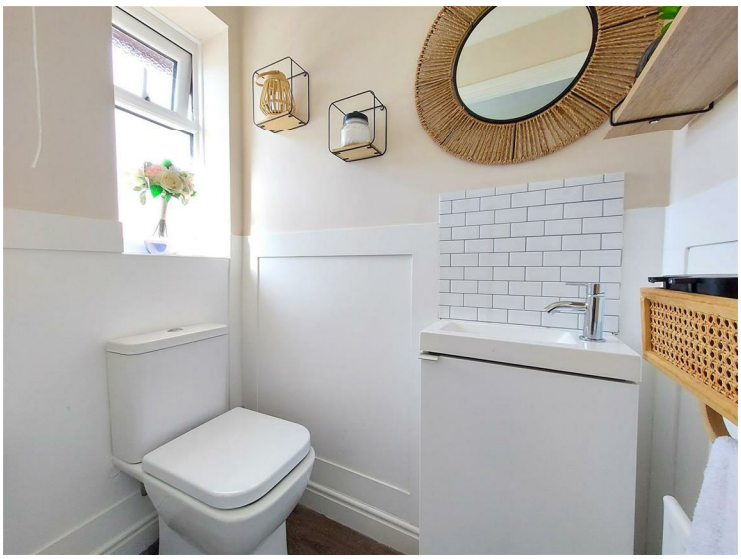
Cloakroom



Having a double glazed window to the front, w/c, wash basin to base unit, radiator, and coving to the ceiling.

First Floor Landing

Having a timber and glass balustrade, loft hatch, and doors to all bedrooms and bathroom.

Bedroom One

12'5" max x 11'5" max inc. w/robes (3.80m max x 3.50m max inc. w/robes)

Having fitted wardrobes with sliding mirrored doors and linked via a vanity desk, double glazed window to the rear, radiator, and door to the en suite shower room.

En Suite Shower Room

Fitted with a walk-in shower enclosure, w/c with concealed cistern, wash basin set to base unit, part tiled walls, heated towel rail, and double glazed window to the side.

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Bedroom Two
9'6" x 8'6" (2.90m x 2.60m)

Having a double glazed window to the front and radiator.

Bedroom Three
10'2" max x 7'10" (3.10m max x 2.40m)

Having a double glazed window to the rear and radiator.

Bedroom Four
10'9" max x 8'6" max inc.bulk head (3.30m max x 2.60m max inc.bulk head)

Having a double glazed window to the front, and fitted shelving to the bulk head.

Bathroom

Fitted with a small bath with shower attachment to the taps, w/c, wash basin to base unit, tiled walls, radiator and double glazed window to the side.

Outside
Having a driveway providing off road parking and access to the garage.

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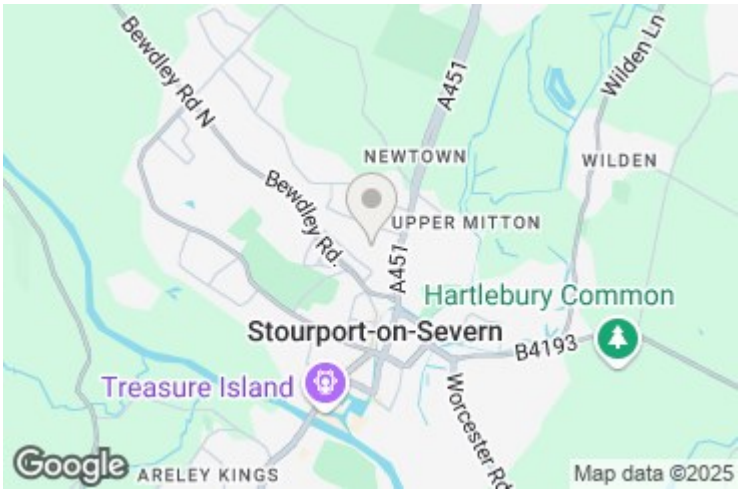
Rear Garden



Council Tax
Wyre Forest DC - Band .

Services
The agent understands that the property has mains water / electricity / gas / 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.

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.

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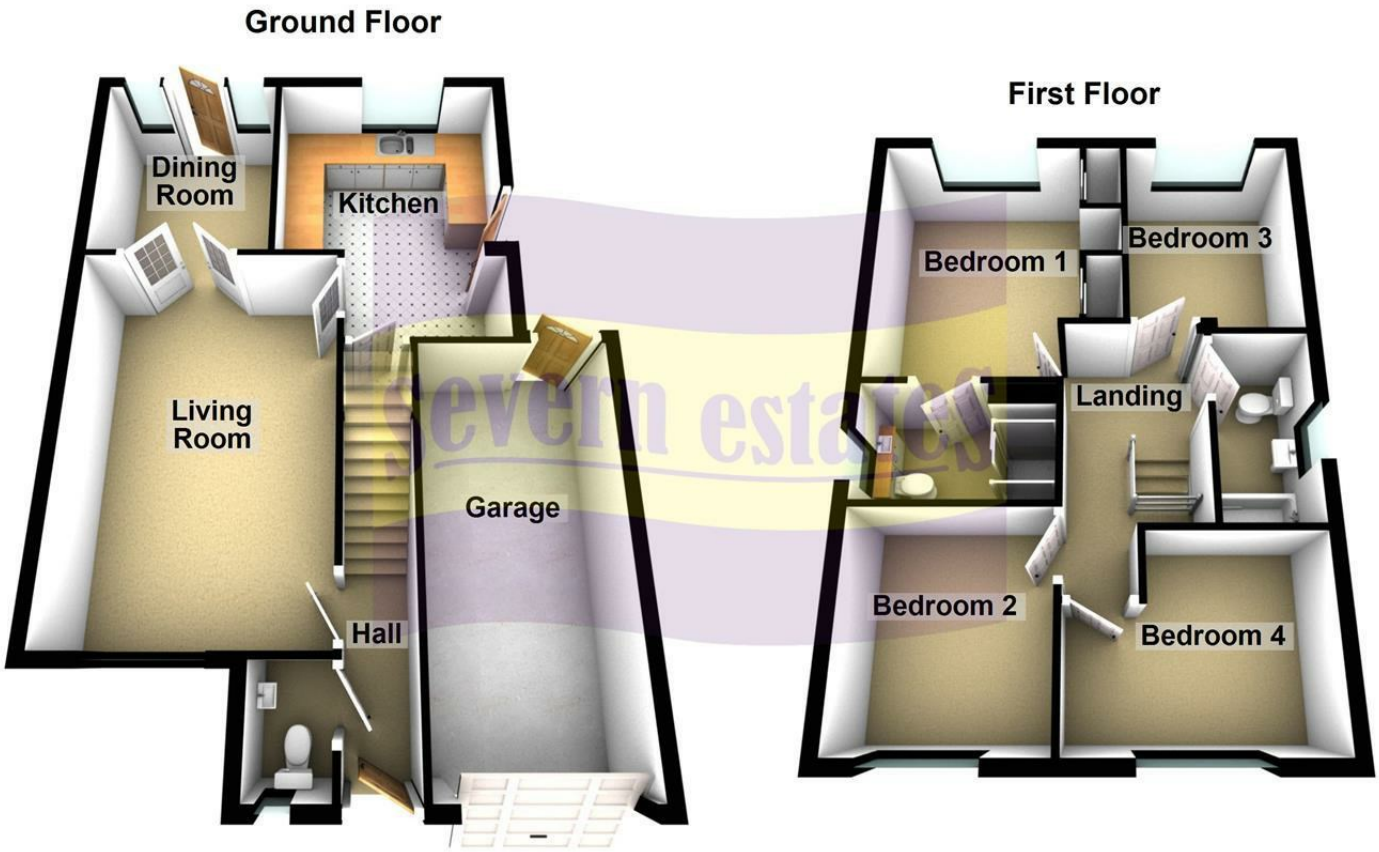
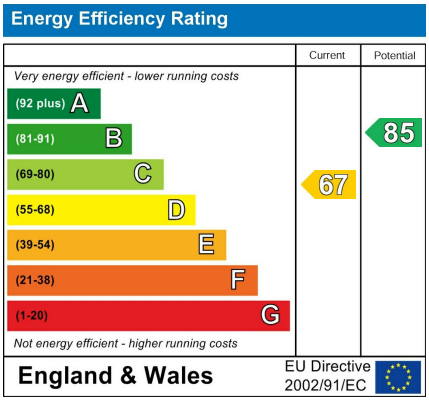

Ground Floor
Dining Room
Kitchen
Living Room
Garage
Hall
First Floor
Bedroom 1
Bedroom 3
Landing
Bedroom 2
Bedroom 4


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
67
85
England & Wales
EU Directive 2002/91/EC