



39 Evergreen Way, Stourport-On-Severn, DY13 9GH

This well presented, double fronted detached house is situated upon this popular residential estate located to the Hartlebury side of Stourport on Severn, which grants easy access to the main road networks leading to Kidderminster and the Town Centre, along with access to the local schools including the highly regarded Wilden All Saint CofE Primary School.

Having been well cared for and improved upon by the current owners a viewing comes highly recommended to fully appreciate the versatile accommodation on offer which briefly comprises a dual aspect living room, dining room, refitted kitchen, utility, and cloakroom to the ground floor, five bedrooms, two ensuite shower rooms, and bathroom to the first floor. Benefitting further from a double garage with off road parking, gas central heating and rear garden.

Council Tax band F.
 EPC Band - TBC.

Offers Around £460,000

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Entrance Door

Opening to the reception hall.

Reception Hall



Having stairs rising to the first floor landing with storage cupboard beneath, double doors opening to the living room, doors to the dining room, cloakroom, and kitchen lobby area, coving to the ceiling and radiator.

Living Room

20'11" x 13'1" (6.40m x 4.00m)



Being dual aspect with a double glazed window to the front, and double doors with side panels opening to the rear garden, feature log burner inset to chimney breast with Oak mantel, two radiators, and coving to the ceiling.



Living Room Log Burner



Dining Room

11'9" max x 11'5" max (3.60m max x 3.50m max)



Having a double glazed window to the front, radiator, and coving to the ceiling.

Kitchen Lobby Area

Being open to the kitchen, and door to the utility.

Utility

Fitted with wall and base units having a complementary work surface over, single drainer sink unit with mixer tap, plumbing for washing machine, space for under counter appliance, radiator, double glazed window to the side, and tiled splash backs.

Refitted Kitchen

16'0" x 12'1" (4.90m x 3.70m)



A beautifully refitted kitchen having a range of wall and base units with complementary worksurface over, matching Island with base units and breakfast bar, built in double oven, and hob with stainless steel splashback and hood over, integrated fridge, freezer, and dishwasher, built in microwave, single drainer sink unit with mixer spray tap, tiled splash backs, double glazed windows to the side, double glazed sliding patio door to the rear garden, and inset spot lights.



Cloakroom



Fitted with a wash basin set to base unit, w/c, radiator, alarm panel, and double glazed window to the side.

First Floor Landing



Spacious, light and airy landing having a doors to all bedrooms, bathroom, airing cupboard, and loft hatch with ladder.

Bedroom One

13'9" to w/robes x 12'1" (4.20m to w/robes x 3.70m)



Having a double glazed window to the side, radiator, fitted wardrobes with sliding mirrored doors, and door to the en-suite shower room one.

En-Suite Shower Room One



Fitted a shower enclosure with panel surround, w/c, pedestal wash basin, part tiled walls, radiator, and double glazed window to the side.

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Bedroom Two

12'1" x 9'10" max, 7'10" min (3.70m x 3.00m max, 2.40m min)



Having a double glazed window to the front, radiator, and door to ensuite shower room two.

Bedroom Three

9'10" x 6'10" (3.00m x 2.10m)



Having a double glazed window to the side, built in wardrobe, and radiator.

Ensuite Shower Room Two



Fitted with a shower enclosure with tiled surround, pedestal wash basin, w/c, part tiled walls, radiator, and double glazed window to the side.

Bedroom Four

10'5" x 9'10" max, 7'10" min (3.20m x 3.00m max, 2.40m min)



Having a double glazed window to the front, and radiator.

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Bedroom Five

9'10" x 7'2" (3.00m x 2.20m)



Having a double glazed window to the front, and radiator.

Bathroom



Fitted with a bath, wash basin set to base unit, w/c, part tiled walls, tiled flooring, radiator, and double glazed window to the side.

Outside



Having a double garage with additional parking.



Double Garage



Having up and over doors to the front,

Rear Garden



The partly walled garden offers a lawn, gravelled area, gated access to the parking area, and a patio area linking the kitchen and living room doors.

Rear Elevation



Council Tax

Wyre Forest DC - Band F.

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.

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.

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.

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.

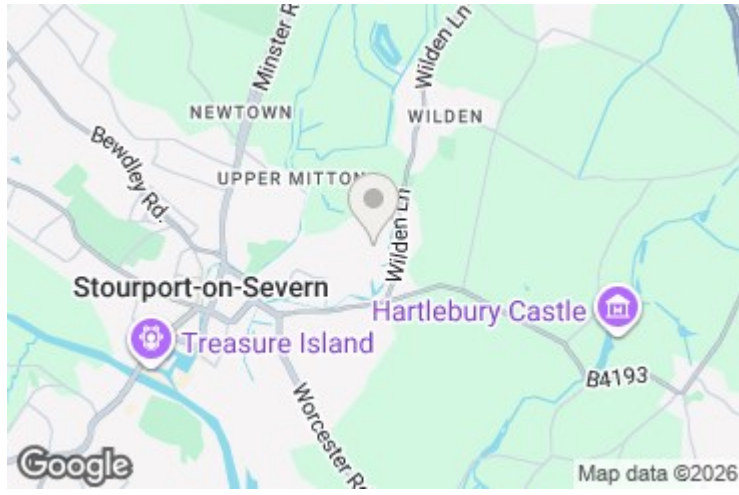
Disclaimer

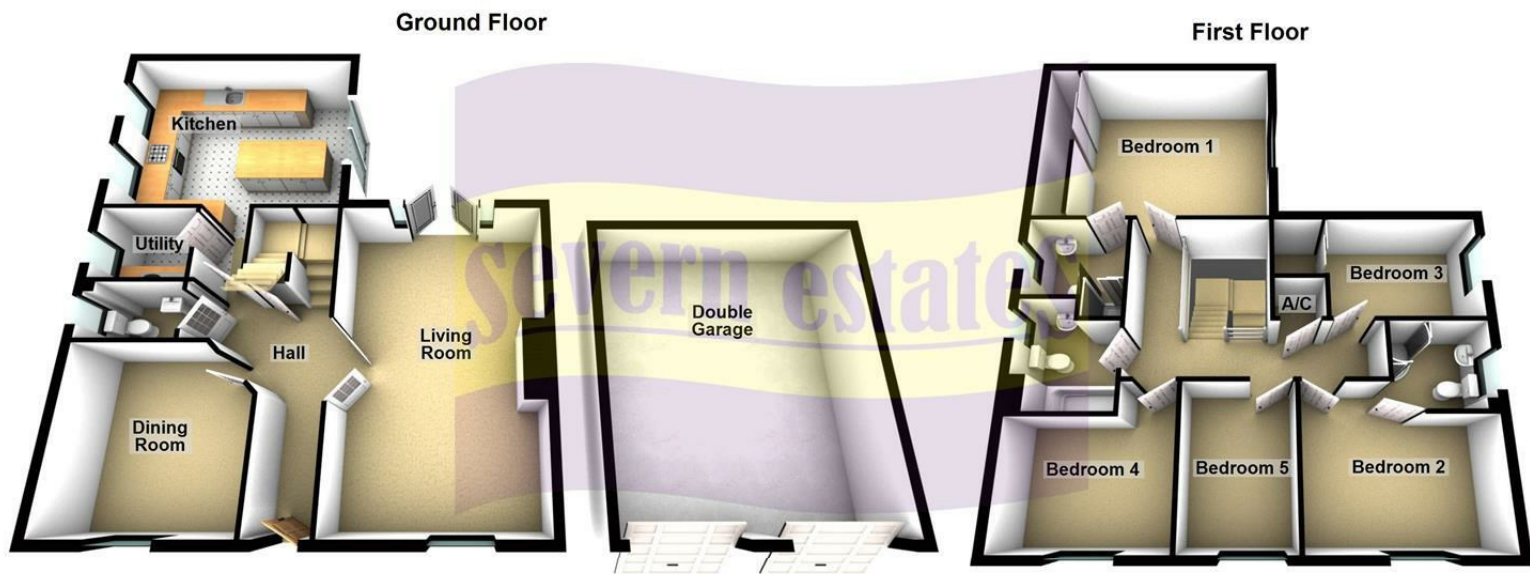
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

RF-100126-V1.0







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