



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

This detached house is situated along this highly sought after address and available with the distinct advantage of No Upward Chain, the location is for the local amenities including primary schools, and Stourport High School & VI Form, in addition to Stourport Town Centre and main road networks leading to Kidderminster, and Bewdley. The detached home would benefit from some general updating but offers a fabulous base to create a wonderful family home with the accommodation briefly comprising a living room, dining room, breakfast 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 TBC.
 Council Tax Band D.

Offers Around £315,000

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Entrance Door

Opening to the hall.

Hall

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

Cloakroom



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

Living Room

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



With a double glazed window to the front, feature fireplace, radiator, coving to the ceiling, double doorway to the dining room, and door to the breakfast kitchen.



Dining Room

9'10" x 8'10" (3.00m x 2.70m)



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

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Breakfast Kitchen

14'5" max x 10'9" max (4.40m max x 3.30m max)



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



First Floor Landing

With doors to all bedrooms, bathroom, loft hatch, airing cupboard, and coving to the ceiling.

Bedroom One

12'5" max x 11'9" max inc. w/robe (3.80m max x 3.60m max inc. w/robe)



Having a double glazed window to the rear, coving to the ceiling, radiator, built in wardrobes, and door to the ensuite shower room.

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Ensuite Shower Room



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

Bedroom Two

9'10" max x 7'10" (3.00m max x 2.40m)



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

Bedroom Three

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



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

Bedroom Four

10'9" max x 7'10" (3.30m max x 2.40m)



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

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Bathroom



Fitted with a corner bath, pedestal wash basin, w/c, part tiled walls, double glazed window to the side, radiator, coving to the ceiling, and inset spot lights.

Outside

Having a decorative fore garden, gated side access, and driveway providing off road parking and access to the garage.

Garage

With an up and over door to the front, and rear pedestrian door to the rear garden.

Rear Garden



Council Tax Band

Wyre Forest DC - Band D.

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

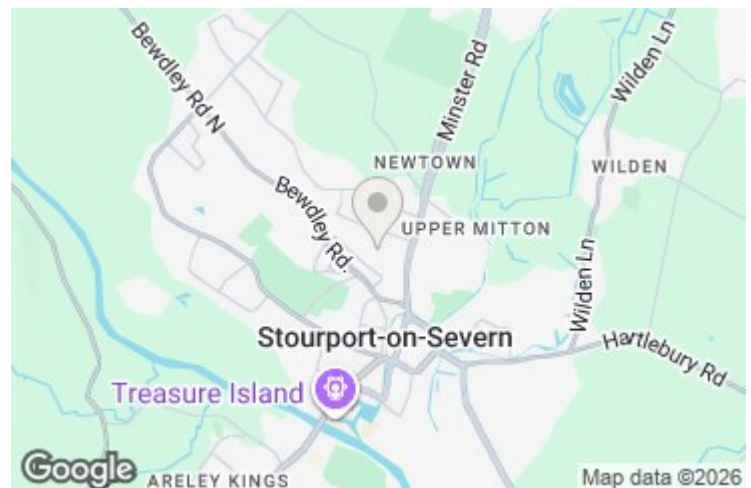
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

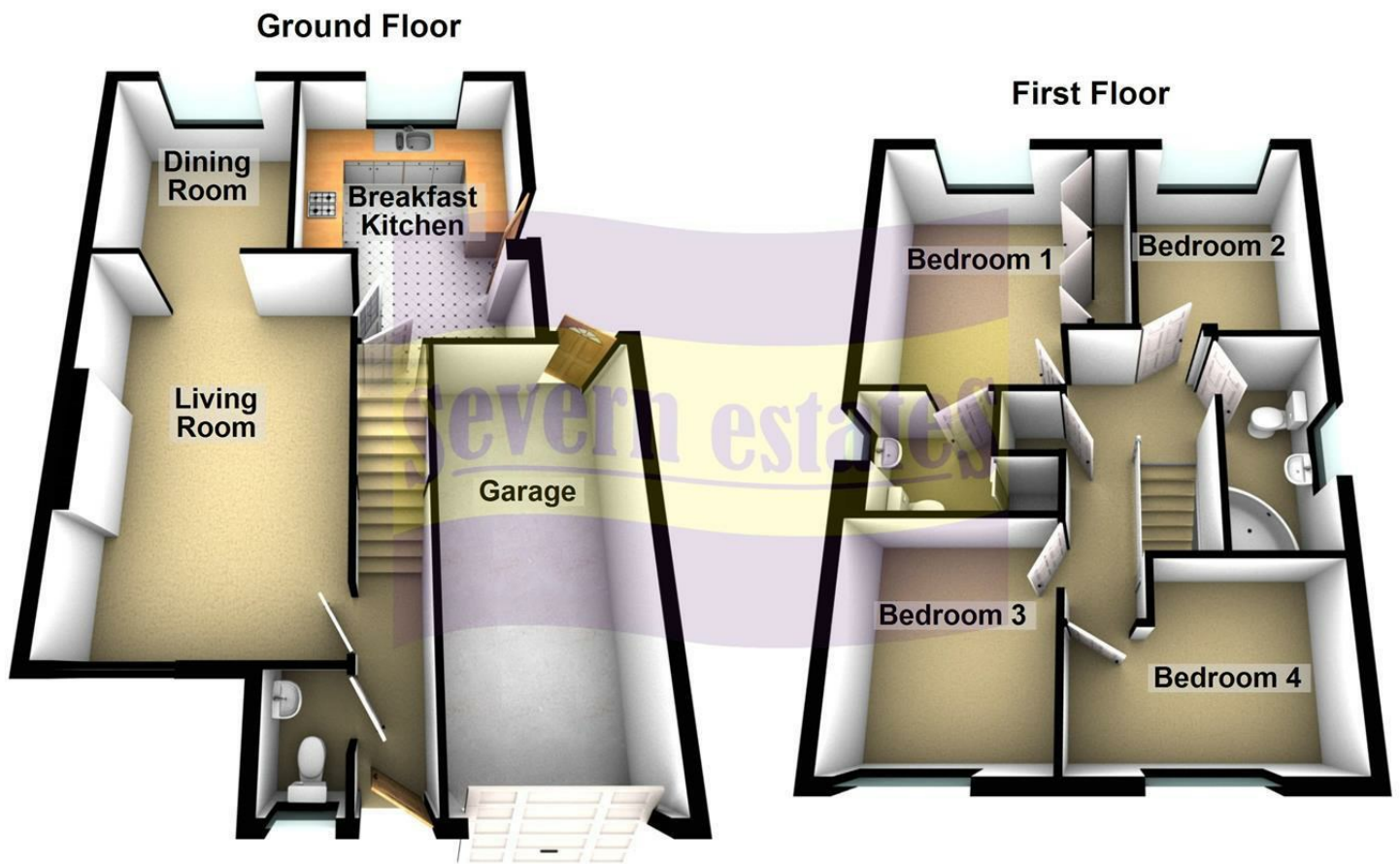
Disclaimer

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.

RF-230126-V1.0





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 