



## 5 Endeavour Place, Stourport-On-Severn, DY13 9RL

We are delighted to offer For Sale this well presented modern style extended detached family home which is situated on the ever popular 'Power Station' estate on the Hartlebury side of Stourport on Severn, offering easy access to the main road networks and Stourport on Severn town centre. The accommodation which has been

much improved upon and well cared upon by the current owners briefly comprises of a cloakroom, lounge, dining room, extended kitchen and conservatory to the ground floor, master bedroom with ensuite, three further bedrooms and family bathroom to the first floor. The property benefits further from a gas central heating system, double glazing, garage, off road parking, front and rear gardens. Early internal viewing is a must to avoid missing out on this fine family property.

Epc Band Tbc D.  
Council Tax Band D.

Offers Around £342,500

# 5 Endeavour Place, Stourport-On-Severn, DY13 9RL

## Porch

8'2" x 1'11" (2.5m x 0.6m)

Having double glazed windows to the front and side, tiled floors and further entrance door opens into the reception hall.

## Reception Hall

14'1" x 5'10" (4.3m x 1.8m)

Having laminate wood effect flooring, staircase to the first floor landing, radiator, dado rail, doors to the lounge kitchen, dining room and cloakroom.

## Cloakroom

4'11" x 3'3" (1.5m x 1.0m)

Fitted with a pedestal wash hand basin, W/c and radiator.

## Lounge

14'9" x 11'9" (4.5m x 3.6m)



Having double glazed Bi-Fold doors to the rear opening to the conservatory, feature fire surround with gas fire and a radiator.

## Lounge

### Conservatory

13'5" x 9'6" (4.1m x 2.9m)



Having double glazed windows to the side and rear, velux window, radiator, tiled flooring and double glazed doors to the rear garden.

## Dining Room

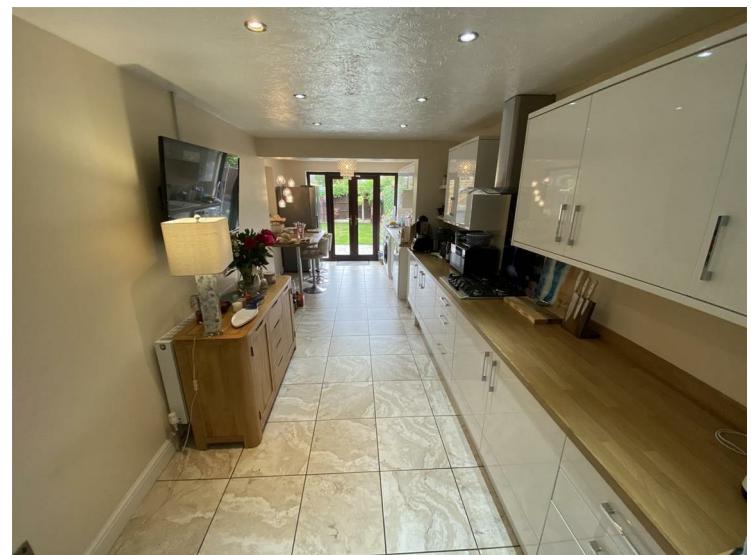
13'5" max into bay 11'1" min x 8'10" (4.1m max into bay 3.4m min x 2.7m)



Having a double glazed bay window to the front, laminate wood effect flooring and radiator.

## Extended Kitchen

24'11" max x 9'6" max 8'6" min (7.6m max x 2.9m max 2.6m min)



Fitted with a range of wall and base cabinets with white gloss fronted doors and complimentary butchers block effect work surface over, one and a half bowl sink unit with mixer tap, built in double oven and gas hob with cooker hood over, space for domestic appliances, plumbing for washing machine, two radiators, inset lighting, double glazed window to the side and double glazed double doors to the rear.

### Extended Kitchen



### Ensuite

8'6" max x 5'2" max 3'11" min (2.6m max x 1.6m max 1.2m min)



### First Floor Landing

Having access to the loft space, radiator, inset lighting, doors to the bedrooms and the bathroom.

### Bedroom One

11'5" x 10'5" (3.5m x 3.2m)



Having a double glazed window to the front, built in wardrobe, radiator, coving to the ceiling and door to the ensuite.

Having a walk in shower, wall mounted wash hand basin, W/C, heated towel rail, part tiled walls, inset lighting and double glazed window to the side.

### Bedroom Two

10'5" x 8'6" max 6'6" min to wardrobe (3.2m x 2.6m max 2.0m min to wardrobe)

Having a double glazed window to the rear, laminate wood effect flooring, built in wardrobes, radiator and coving to the ceiling.

### Bedroom Three

10'5" to wardrobe x 8'6" max (3.2m to wardrobe x 2.6m max)

Having a double glazed window to the rear, fitted wardrobes, further built in wardrobe, radiator and coving to the ceiling.

### Bedroom Four

9'2" x 8'6" (2.8m x 2.6m)

Having a double glazed window to the front, radiator and being fitted out as an office with desk, shelving and cupboards.

### Family Bathroom



### Rear Garden



Fitted with a white suite with bath and wall mounted taps, wash hand basin, W/C, part tiled walls, heated towel rail, inset lighting and double glazed window to the rear.

### Outside

Having a newly laid driveway providing ample off road parking with access to the garage and gated access to the side.

### Garage

With up and over door.

### Rear Garden



### Rear Garden



### Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

### Council Tax

Wyre Forest District Council 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.

### 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.

### 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.

### 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.

RP-30-07-2025-V1



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	