



14 Cortland Way, Stourport-On-Severn, DY13 8NZ

This nearly new semi-detached house is situated upon the newly developed 'Soapstones' estate built by Messrs Taylor Wimpey located just off Steatite Way and offers great access to the local main road networks leading to the Town Centre along with great access to the neighbouring towns of Bewdley and Kidderminster, along with easy access to Primary Schools and Stourport High.

Internal inspection is highly recommended to fully appreciate the accommodation on offer which comprises a living room, kitchen diner, and cloakroom to the ground floor. Three bedrooms, ensuite shower room and bathroom to the first floor. The property benefits further from a gas central heating system, double glazing, off road parking, and rear gardens. Book your viewing today.

EPC Band B.
 Council Tax Band C.

Offers Around £275,000

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Entrance Door

Opening to the hall.

Hall

Having a door to the living room, and stairs to the first floor landing.

Living Room

14'1" max inc. media wall x 12'1" max (4.30m max inc. media wall x 3.70m max)



With a feature media with integrated electric fire, shelving, and storage, radiator, double glazed window to the front with fitted shutters, and door to the lobby area.



Lobby Area

With a door to the cloakroom, open to the kitchen diner, and storage cupboard.

Kitchen Diner

15'5" x 9'6" (4.70m x 2.90m)



Fitted with wall and base units with complementary worksurface over, single drainer sink unit with mixer tap, built in oven and hob with stainless steel splash back with extractor fan over, integrated fridge-freezer, and slimline dishwasher, plumbing for washing machine, vertical radiator, double glazed window to the rear with fitted blinds, and double glazed double doors with fitted blinds open to the rear garden.

Kitchen Area



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Dining Area



Bedroom One

11'1" max, 9'10" (3.40m max, 3.00m)



Cloakroom



With double glazed window to the front with fitted shutters, built in wardrobe with sliding mirror doors, radiator, and door to the ensuite shower.



Having a w/c, wash basin set base unit, and radiator.

First Floor Landing

With doors to all bedrooms, and bathroom, plus loft hatch, and radiator.

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Ensuite Shower Room



Fitted with a shower enclosure with tiled surround, w/c, pedestal wash basin, heated towel rail, and double glazed window to the front with fitted shutters.

Bedroom Two

10'9" x 8'6" (3.30m x 2.60m)



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

Bedroom Three

11'5" max x 6'6" (3.50m max x 2.00m)



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

Bathroom



Having a bath with shower and screen over, pedestal wash basin, w/c, heated towel rail, part tiled walls, and tiled flooring.

Outside



Having parking to the side with gated access to the rear garden.

Rear Garden



Having a patio area spanning the rear of the property leading to the artificial lawn and a further patio area.

Rear Elevation



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.

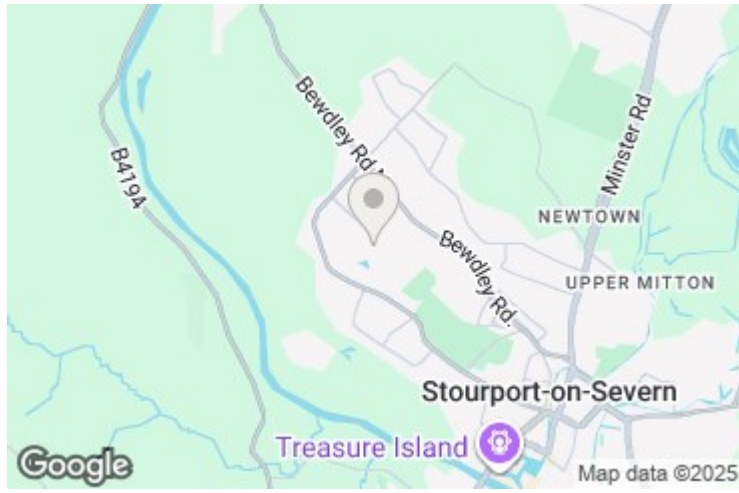
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MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

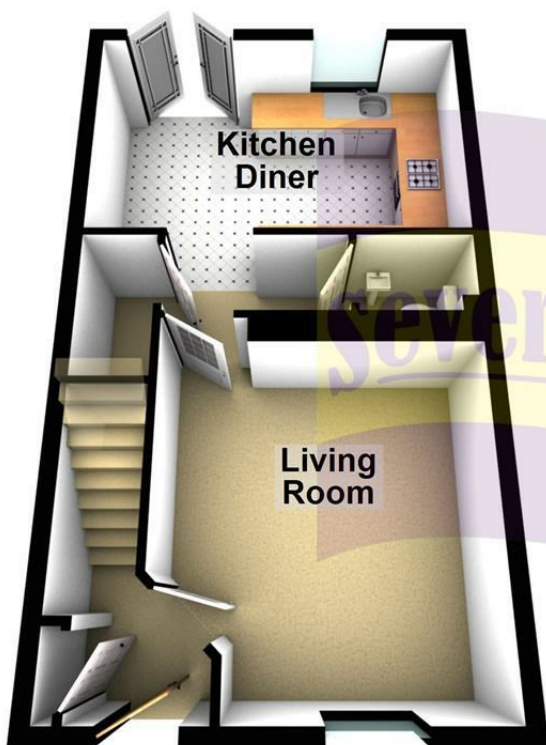
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

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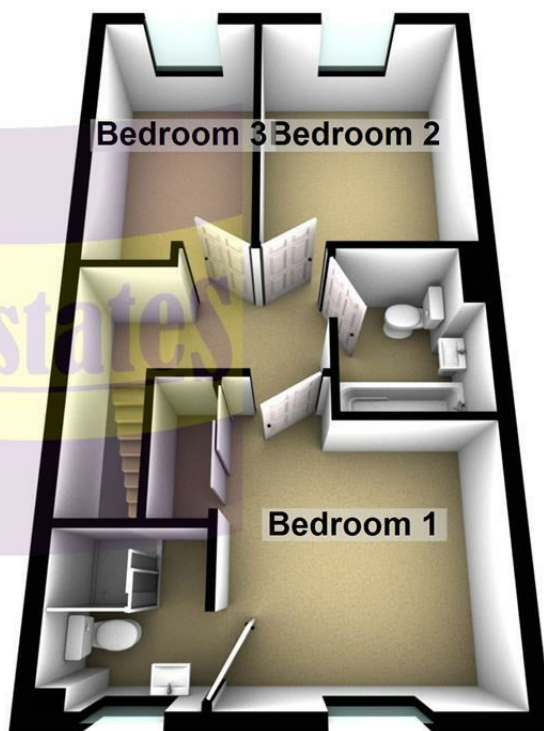
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	