



49 Britannia Gardens, Stourport-On-Severn, DY13 9NZ

We are delighted to offer For Sale this executive detached house situated in a Cul-De-Sac position upon this modern development having easy access to Stourport On Severn Town Centre and main road networks. The family accommodation comprises of a lounge, dining room, kitchen / breakfast room, utility and study to the ground floor, master bedroom with ensuite and dressing room, three further bedrooms and family bathroom. The property benefits further from a delightful balcony to the front leading out from the main bedroom, gas central heating system, double glazing, rear garden with wooden decked patio and off road parking to the front. Early viewing is a must to avoid missing out on this fine property.

Council Tax Band D
 Epc Band D

Offers Around £389,950

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Entrance Door

Being part glazed and opens into the reception hall.

Reception Hall

17'0" x 6'2" (5.2m x 1.9m)

Having staircase to the first floor landing with open spindle balustrade, wood effect flooring, radiator, textured ceiling, doors to the lounge, study, storage cupboard and cloakroom.

Cloakroom

6'2" x 2'7" (1.9m x 0.8m)

Fitted with a white suite comprising a wash hand basin, W/C, radiator, wood effect flooring and textured ceiling.

Lounge

15'5" x 10'5" (4.7m x 3.2m)



Having a double glazed window to the front. feature fire surround with marble effect backing and hearth with electric fire, radiator, coving to the ceiling and walkthrough to the open plan dining / breakfast kitchen.

Dining Area

10'9" x 10'2" (3.3m x 3.1m)



Having double glazed double doors to the rear leading out onto the wooden decked patio, inset spot lights, wood effect flooring, radiator and walkthrough to the breakfast kitchen area.

Kitchen / Breakfast Area

15'1" x 10'9" max 8'2" min (4.6m x 3.3m max 2.5m min)



Fitted with a range of wall and base cabinets with light and dark grey doors with butchers block effect work surface over, one and a half bowl sink unit with mixer tap, built in stainless steel oven and gas hob, extractor fan, plumbing for dishwasher, radiator, inset spot lights, double glazed window to the rear, double glazed bay window with double doors opens onto the wooden decked patio and door to the utility room.

Breakfast Room



Utility

7'10" x 5'6" (2.4m x 1.7m)

Having tiled flooring, part tiled walls, plumbing for washing machine, space for domestic appliance with work surface above, wall mounted boiler and part glazed door to the side.

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Study

10'5" x 8'2" (3.2m x 2.5m)



Having a double glazed window to the front and wood effect flooring.

First Floor Landing

10'5" x 3'11" (3.2m x 1.2m)

Having doors to bedrooms and bathroom, access to the loft space and textured ceiling.

Master Bedroom

13'5" x 12'1" (4.1m x 3.7m)



Having double glazed double doors to the front opening onto the front balcony, radiator and dressing area.

Dressing Area

6'6" x 4'11" max 3'3" min (2.0m x 1.5m max 1.0m min)

Having fitted wardrobes, double glazed window to the front and door to the ensuite shower room.

Ensuite Shower Room

6'2" x 5'6" (1.9m x 1.7m)



Having a shower cubicle, pedestal wash hand basin, W/C, heated towel rail, tiled walls, tiled flooring, shaver socket and inset lighting.

Balcony



Having replacement composite decking with wrought iron railings with views to the front.

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Bedroom Two

13'5" x 9'2" (4.1m x 2.8m)



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

Bedroom Four

9'2" x 7'10" (2.8m x 2.4m)



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

Bedroom Three

11'1" 9'2" min x 8'2" (3.4m 2.8m min x 2.5m)



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

Family Bathroom

8'2" x 7'6" max 3'11" min (2.5m x 2.3m max 1.2m min)



Fitted with a white suite comprising a panel bath with shower attachment, wash hand basin built into a drawer unit, W/C, part tiled walls, double glazed window to the side, tiled flooring, textured ceiling, heated towel rail and door to the airing cupboard.

Outside

Situated on a private driveway with off road vehicular parking, side access gate to the rear garden

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Rear Garden



Rear Garden



Having a wooden decked patio area with pathway to the side, artificial lawn with borders and a further paved patio area to the rear.

Surrounding View



Rear Garden



Surrounding View



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

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