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46 Santa Maria Way, Stourport-On-Severn, DY13 9RX

This detached house is situated upon the popular location and being set in a cul-de-sac position it offers a quiet yet convenient location within easy access to the local road networks leading to Worcester and Stourport Town Centre. The internal accommodation has been well presented by the current owner and offers family living space briefly comprising a living room being open plan with the conservatory, kitchen, dining room and cloakroom to the ground floor, four bedrooms, master with ensuite and family bathroom to the first floor. Benefiting further from double glazing, gas central heating system, solar panels with battery back-up, rear garden, garage and off road parking. Call today to book your viewing to avoid missing out on this delightful family home.

EPC band TBC
Council Tax Band D.

Offers Around £375,000

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Entrance Door

With side panels opening to the hall.

Hall

Having a radiator, stairs rising to the first floor landing with bespoke storage beneath, door to the cloakroom, dining room, living room and kitchen.

Dining Room

11'1" x 8'10" (3.40m x 2.70m)



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

Living Room

15'1" x 11'9" (4.60m x 3.60m)



Being open to the conservatory, radiator and coving to the ceiling.

Conservatory

20'8" x 13'1" max, 7'6" min (6.30m x 4.00m max, 2.30m min)



A stunning addition to the property having a beautiful glazed roof, part brick base and double glazed windows to the side and rear, two sets of double doors opening to the rear garden, two radiators and open to the kitchen.



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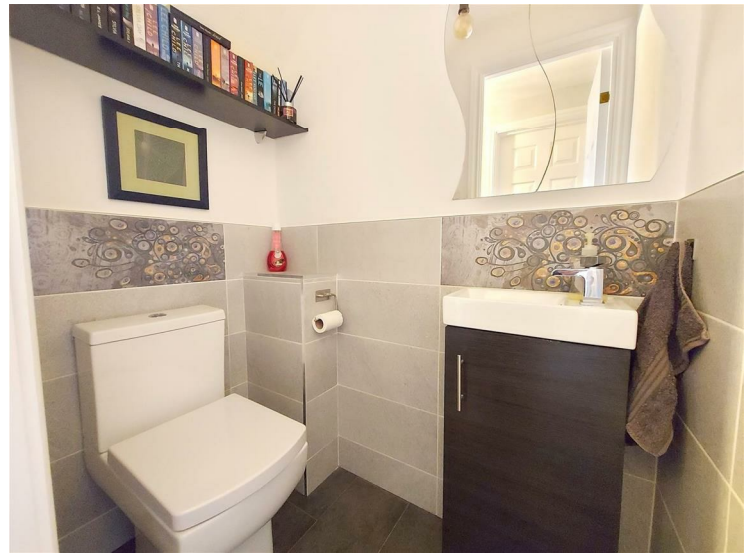
Kitchen

15'1" x 8'6" (4.60m x 2.60m)



Fitted with wall and base units with complementary worksurface over, inset sink unit, built in mid-level oven and '5' burner hob with hood over, tiled splash backs, plumbing for washing machine and dishwasher, space for domestic appliance, radiator, tiled flooring and door leading back to the hall.

Cloakroom



Having a wash basin set to base unit, w/c, part tiled walls, radiator and extractor fan.

First Floor Landing

With a loft hatch and doors to all bedrooms and bathroom.

Bedroom One

11'9" x 10'5" (3.60m x 3.20m)



With three double glazed windows to the front, radiator, fitted wardrobes with sliding doors, storage cupboard and door to the ensuite shower room.

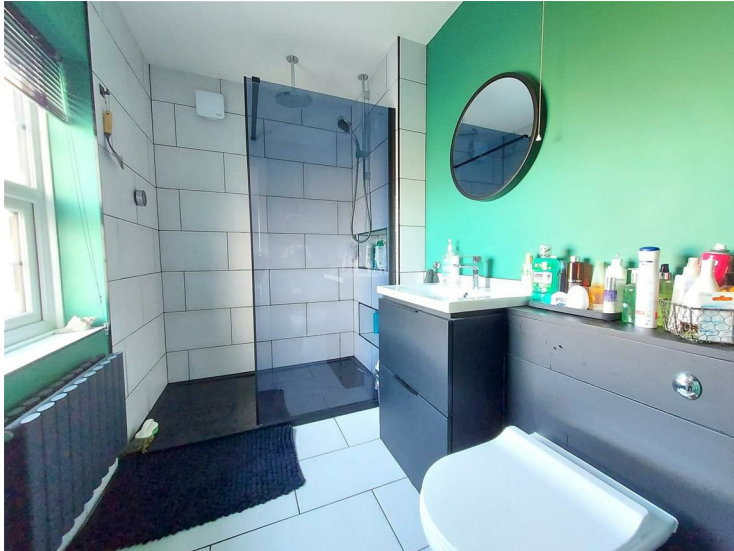
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Bedroom Two
13'9" x 8'10" (4.20m x 2.70m)



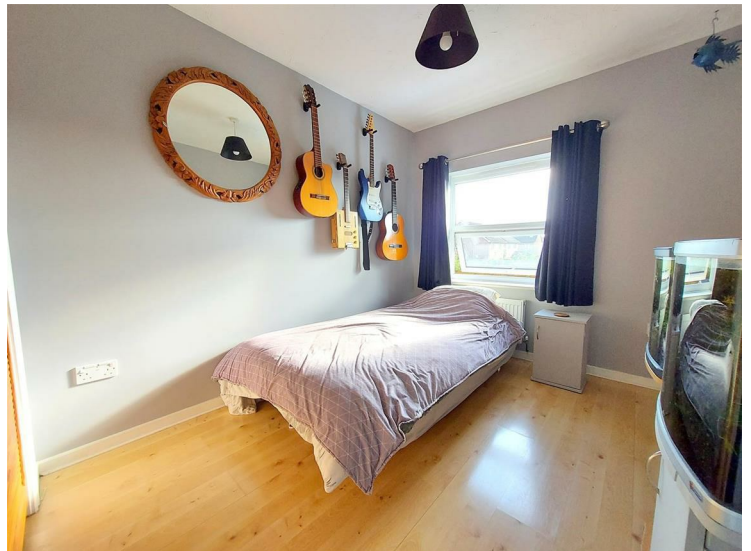
Ensuite Shower Room



Having been fitted with a shower with glazed screen and tiled surround, wash basin set base unit, w/c with concealed cistern, radiator, tiled flooring and double glazed window to the front.

Having a double glazed window to the rear and radiator.

Bedroom Three
9'10" x 8'2" (3.00m x 2.50m)



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

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

Having a double glazed window to the rear and radiator.

Bathroom



Having been fitted with a bath with shower and screen over, wash basin set to storage unit, w/c, part tiled walls, radiator, tiled flooring, double glazed window to the side and door to the storage cupboard.

Outside



Having a block paved frontage providing ample off road parking.

Garage

With an up and over door to the front and wall mounted battery back-up.

Rear Garden



Services

The agent understands that the property has mains water / electricity / gas / drainage / solar panels with battery back up 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

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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

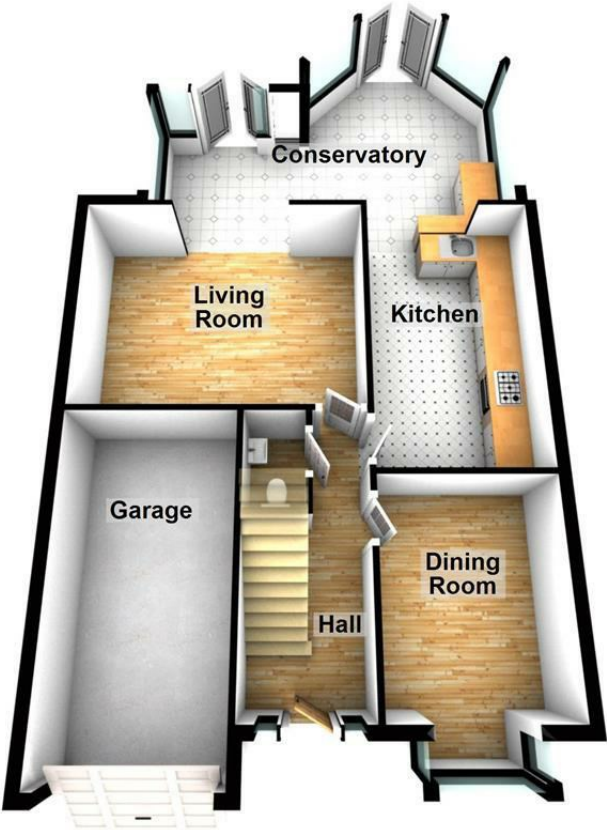
MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTIIONS ACT

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-161123-V1.0



Ground Floor



First Floor



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	