



**21 Evergreen Way, Stourport-On-Severn, Worcestershire, DY13 9GH**

This versatile end town house is available with the distinct advantage of No Upward Chain and offers flexible accommodation spread over three floors being built by Laing homes it is located on the popular Millfields development within easy reach of the Town Centre, local road networks and within the catchment of the highly acclaimed Wilden All Saints Primary School. Having been well cared for by the current owner it offer spacious flexible living space and can be configured to offer up to four bedrooms, with the layout briefly comprising a living room/dining room, breakfast kitchen and cloakroom to the ground floor, bedroom two / living room, bedroom three and bathroom to the first floor, principle bedroom with en suite shower room and bedroom four to the second floor. Benefiting further from garage and parking, double glazing and gas central heating. Internal viewing is essential to appreciate the accommodation on offer.

NO UPWARD CHAIN  
 EPC band C.  
 Council Tax Band D.

**Offers Around £245,000**

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### Entrance Door

Located to the side and opening into the entrance hall.

### Entrance Hall

Having stairs rising to the first floor landing, radiator and doors to the breakfast kitchen, living room and cloakroom.

### Living Room

13'9" x 9'6" (4.20m x 2.90m)



A versatile room offering uses such as a living room or dining room, having a double glazed window to the front, radiator, tiled flooring and coving to the ceiling.

### Breakfast Kitchen

13'9" x 10'5" (4.20m x 3.20m)



Fitted with a range of wall and base units with complementary work surface over, one and a half bowl sink unit, built in steam oven and conventional oven with warming tray, induction hob with hood over and stainless steel splashback, integrated dishwasher, built in tumble drier, plumbing for washing machine, space for domestic appliance, radiator, part coving to the ceiling, tiled flooring, inset spot lighting and double glazed window and door to the rear.



### Cloakroom



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

### First Floor Landing

With doors to the living room/bedroom two, bedroom three and bathroom, radiator and stairs rise to the second floor landing.

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### Bedroom Two / Living Room

13'9" x 12'1" max, 9'6" min (4.20m x 3.70m max, 2.90m min)



A versatile room currently utilised as a bedroom however would make a pleasant first floor living room having a double glazed window to the front and radiator.

### Bedroom Three

13'9" x 10'9" max, 7'10" min (4.20m x 3.30m max, 2.40m min)



Having two double glazed windows to the rear and radiator.

### Bathroom



Fitted with a white suite comprising a spa bath with shower and screen over, pedestal wash basin, w/c, part tiled walls, tiled flooring, radiator and double glazed window to the side.

### Second Floor Landing

With loft hatch and doors to bedrooms one and four and airing cupboard.

### Bedroom One

13'9" max x 13'5" max \* inc w/robes (4.20m max x 4.10m max \* inc w/robes)



Having double glazed windows to the front and side, built in wardrobe with sliding mirror doors, radiator and door to the en suite shower room.

### En Suite Shower Room



Fitted with a white suite comprising a shower enclosure with tiled surround, pedestal wash basin, w/c, heated towel rail, tiled flooring and double glazed window to the side.

### Rear Garden



Being generally low maintenance set to chippings with inset 'stepping' stones leading to the decked area, built in barbecue and side access.

### Bedroom Four

14'1" x 7'2" (4.30m x 2.20m)



With two double glazed windows to the rear, built in slim wardrobe and radiator.

### Outside

A small garden area to the front and pathway to the side leads to the entrance door.

### Garage & Parking



Located just off Evergreen Way with an allocated parking space and garage

### Council Tax

Wyre Forest DC - Band C.

### Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / 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.

We understand that the garage is leasehold with charges for this year (dated October 2023) being £415.56, however all interested parties should obtain verification through their

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solicitor as to the terms, plus ground rent and service charge payable prior to making a legal commitment to purchase.

### 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

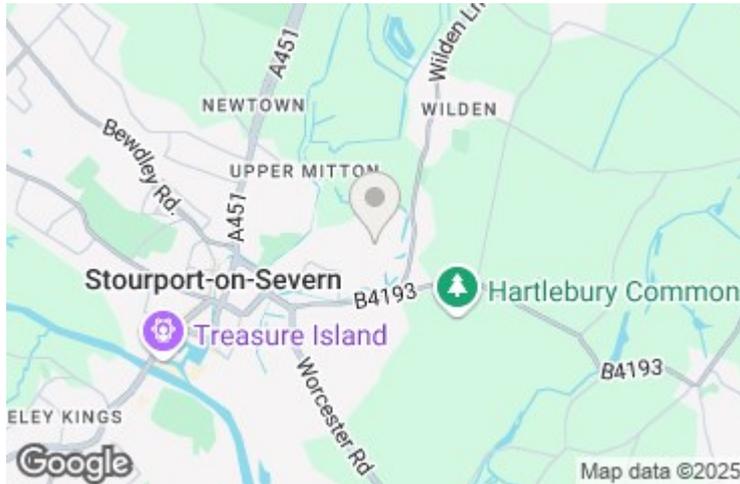
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### Disclaimer

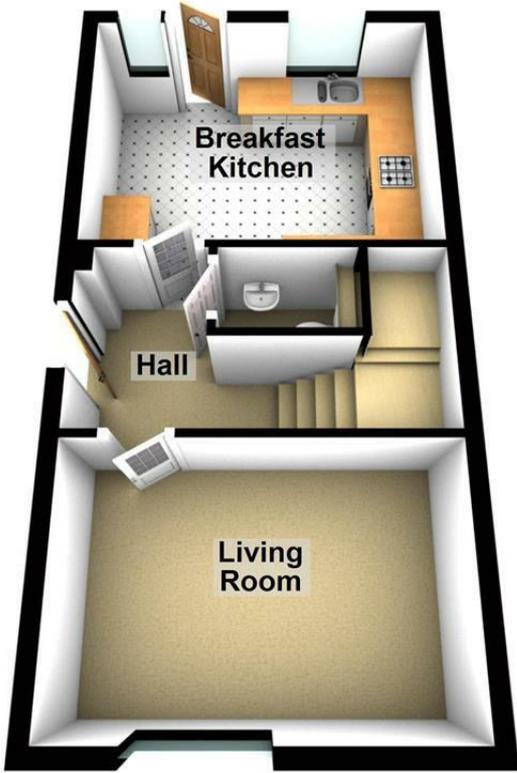
MISREPRESENTATION ACT - PROPERTY  
MISDESCRIPTIONS ACT

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.

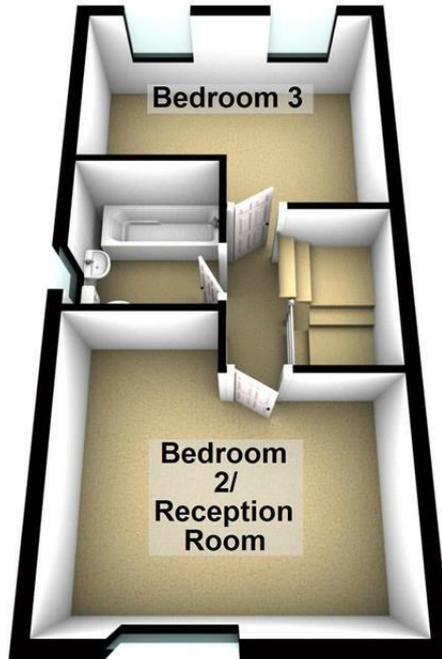
**RF-061123-V1.0**



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	