



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

This attractive detached house is situated upon this popular residential area known locally as the 'Power Station' estate and offers a quiet yet convenient location which grants easy access to the Town Centre, main road networks leading to Worcester and Kidderminster, the highly regraded Wilden All Saints CofE Primary School, and picturesque walks close by of the River and Hartlebury Common.

The accommodation offers versatile family space which briefly comprising a lounge diner, kitchen, conservatory, utility, and cloakroom to the ground floor. Four bedrooms, ensuite shower room, and bathroom to the first floor. Benefiting further from double glazing, gas central heating system, 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 £330,000**



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

### Entrance Door

Opening to the hall.

### Hall

With stairs to the first floor landing, radiator, and door to the lounge diner.

### Lounge Diner



### Dining Area

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



Having double glazed double doors opening to the conservatory, radiator, and door to the kitchen.

### Lounge Area

15'8" max into bay x 13'1" max (4.80m max into bay x 4.00m max)



Having a double glazed bay window to the front, radiator, feature gas fire with surround, and open plan with the dining area.



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### Conservatory

10'5" x 7'10" (3.20m x 2.40m)



With double glazed windows to the side and rear, and double doors opening to the rear garden.

### Kitchen

11'1" x 10'9" (3.40m x 3.30m)



With wall and base units having a complementary work surface over, one and a half bowl sink unit with mixer tap, space for domestic appliance with extractor fan over, plumbing for domestic appliance, space for undercounter appliance, tiled splash backs, under stairs storage cupboard, radiator, double glazed window to the rear, doors to the garage, and utility.



### Utility



Having base units with work surface over, single drainer sink unit, plumbing for washing machine, space for under counter appliance, tiled splash backs, double glazed window to the side, and doors to the cloakroom, and rear garden.



### Cloakroom



Fitted with a wash basin, w/c, radiator, and double glazed window to the side.

### First Floor Landing

Having doors to all bedrooms, bathroom, airing cupboard, and loft hatch.

### Bedroom One

12'9" max into bay x 11'1" max (3.90m max into bay x 3.40m max)



Having a double glazed bay window to the front, fitted wardrobes with sliding mirrored doors, radiator, and door to the ensuite shower room.



### En Suite Shower Room



Fitted with a shower enclosure with tiled surround, wash basin set to base unit, w/c, radiator, and double glazed window to the front.



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### Bedroom Two

15'5" x 7'10" (4.70m x 2.40m)



Being dual aspect with double glazed windows to the front and rear, and radiator.

### Bedroom Four

8'10" x 7'6" (2.70m x 2.30m)



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

### Bedroom Three

8'6" x 8'10" max, 8'2" min (2.60m x 2.70m max, 2.50m min)



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

### Bathroom



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



## Outside



Providing off road parking.

## Rear Garden



Having a patio area to the rear of the property leading to artificial lawn, and stocked borders.



## Rear Elevation



## Agents Note

The property is owned by a relative of an employee of Severn Estates.

## Council Tax

Wyre Forest DC - 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.

## 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

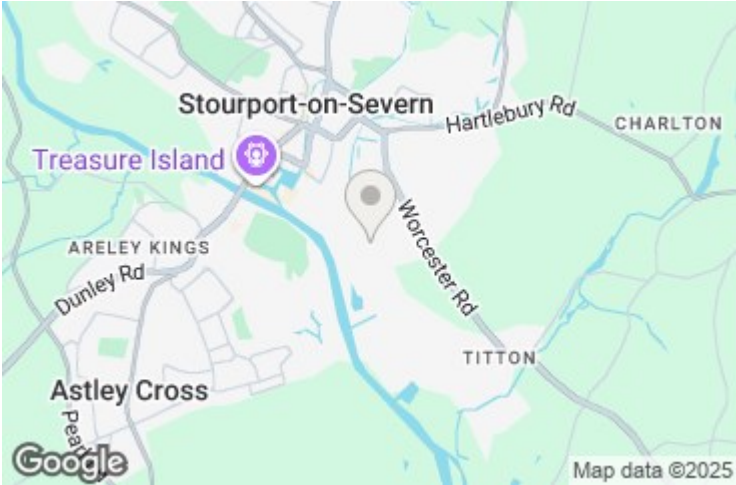
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

## Disclaimer

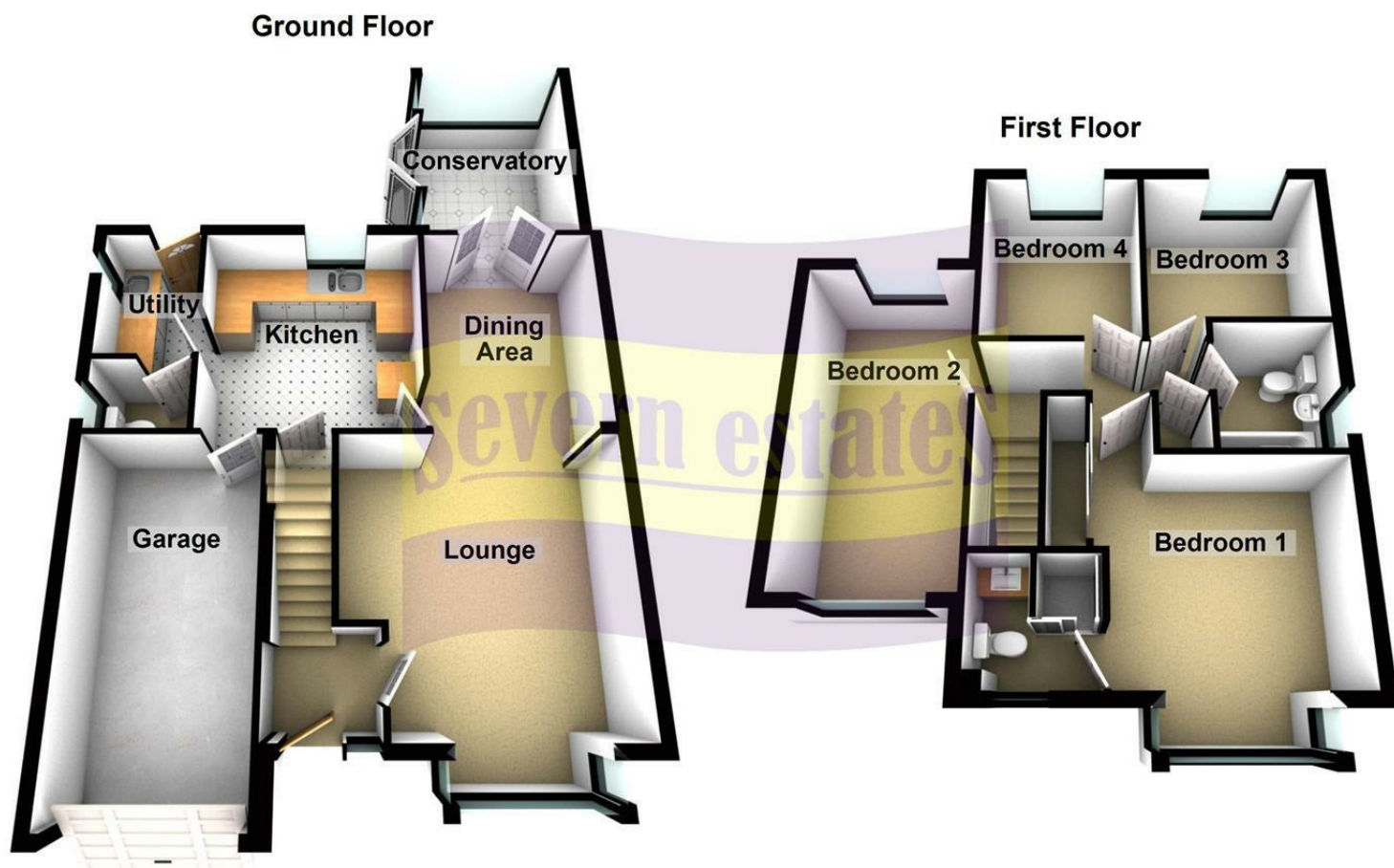
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT


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-201125-V1.0







| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</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<br>2002/91/EC |  |