



47 Longboat Lane, Stourport-On-Severn, DY13 8AE

This beautiful family home is located within this quiet and convenient cul-de-sac along this sought after location which grants easy access to the local Primary and High school, town centre and excellent transport links leading to Kidderminster and Worcester, plus the Canal and countryside great for those who enjoy walks. The immaculately presented interior offers spacious accommodation which briefly comprises a living room, kitchen diner, and cloakroom to the ground floor, three bedrooms, bathroom and ensuite shower room to the first floor landing. Benefitting further from double glazing, gas central heating, off road parking, and garage. Internal inspection comes highly recommended to fully appreciate the property and location on offer.

EPC band TBC D
 Council Tax Band - D

Offers Around £325,000

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Entrance Door

Located to the side and opening to the entrance hall.

Entrance Hall

With stairs rising to the first floor landing, radiator, coving to the ceiling, and doors to the living room, kitchen diner and cloakroom.

Kitchen Diner

13'5" max into bay x 9'6" (4.10m max into bay x 2.90m)



Fitted with wall and base units with complementary worksurface over, one and a half bowl sink unit with mixer tap, space for 'Range' style oven, space for domestic appliance, plumbing for washing machine, radiator, tiled splash backs, and double glazed bay window to the front.



Living Room

17'8" x 15'8" (5.40m x 4.80m)



Having double glazed double doors with side panels opening to the patio area of the rear garden, two radiators, feature gas fire with surround, understairs storage cupboard, and coving to the ceiling.



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Cloakroom



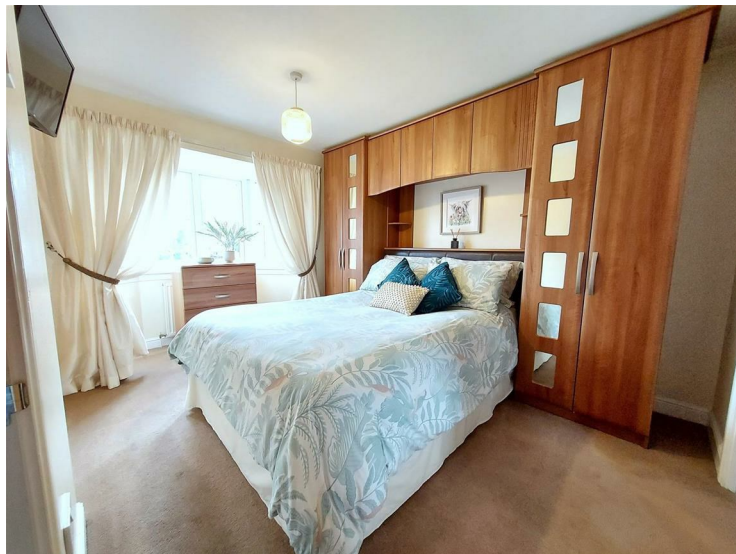
Having a porthole double glazed window, w/c, wash basin, and radiator.

First Floor Landing

With doors to all bedrooms and bathroom, airing cupboard, storage cupboard, loft hatch, and radiator.

Bedroom One

13'5" x 9'10" max (4.10m x 3.00m max)



With a double glazed bay window to the front, fitted wardrobes with overhead bed units, slim storage cupboard with sliding mirrored doors, radiator, and door to the ensuite shower room.

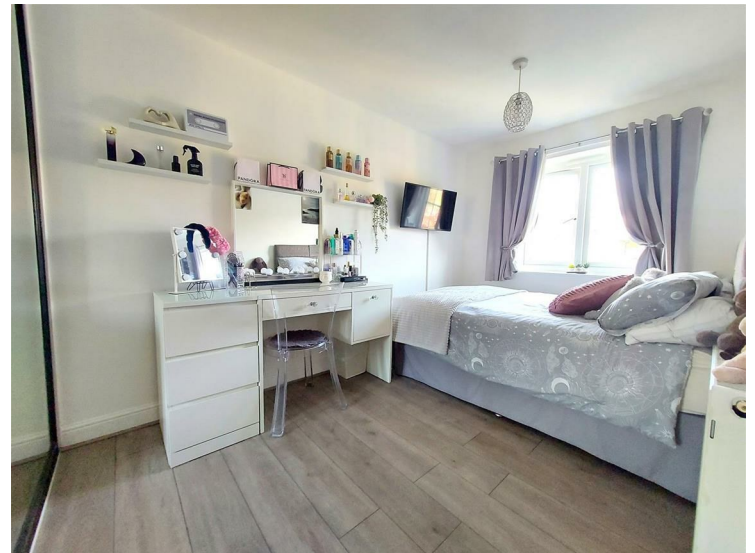
Ensuite Shower Room



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

Bedroom Two

11'9" x 7'6" (3.60m x 2.30m)



Having a double glazed window to the rear, fitted wardrobe with sliding mirrored doors, and radiator.

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Bedroom Three

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



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

Bathroom



A beautifully fitted bathroom suite comprising a bath with tiled surround, w/c with concealed cistern, wash basin set to base unit, LED mirror, vertical radiator, inset spot lights, and double glazed window to the side.

Outside



Having a block paved driveway providing ample off road parking, access to the garage and gated side access.

Rear Garden



With a patio area spanning the width of the property, lawn with borders, and access door to the garage.

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

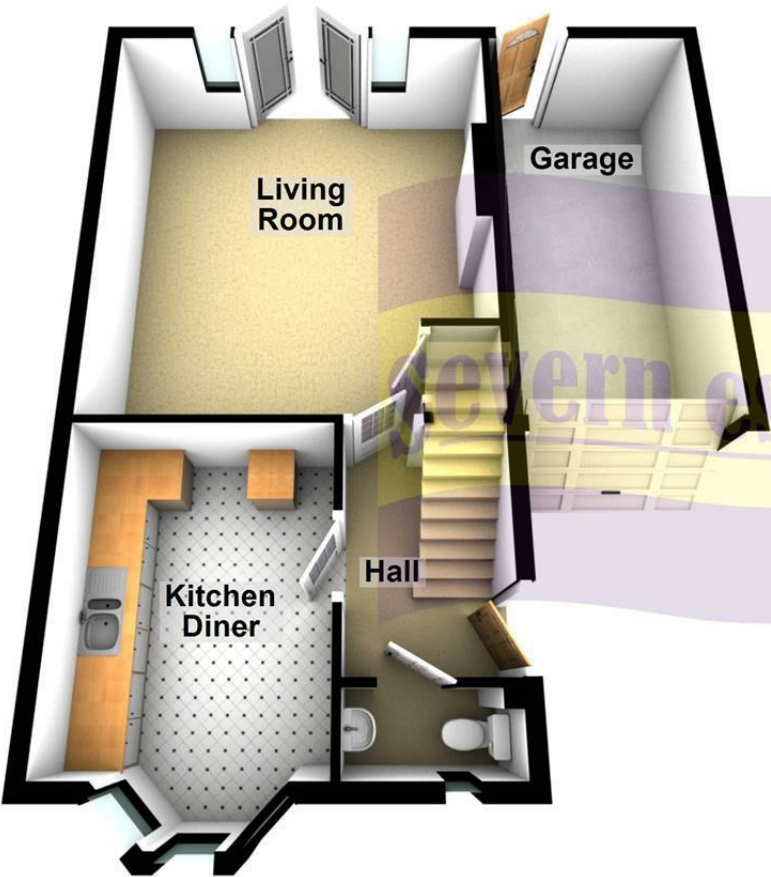
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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-070425-V1.0



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	67	
(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 