



For Sale: £290,000, Freehold.

Cortland Way, Stourport on Severn, DY13

- Three bedrooms
- Bathroom, en-suite & WC
- Turn key property
- EPC B

**Bagleys**  
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this immaculate three bedroom semi-detached property which was completed in 2022 and has 8 years remaining of the NHBC certificate. The property benefits from entrance hallway, living room, dining kitchen, guest cloakroom, three bedrooms with fitted wardrobes and master with en-suite shower room, house bathroom, off-road parking and enclosed rear garden. EPC B84.

**Entrance Hall** Door to living room, stairs rise to first floor. Cupboard houses fuse board. Ceiling light point and gas central heating radiator.

**Living Room** UPVC window to the front elevation, door to dining kitchen, ceiling light point and gas central heating radiator.

**Dining Kitchen** Fully fitted kitchen with a variety of wall and base units with complimentary worksurfaces over and inset sink with mixer tap. Built in appliances to include Zanussi oven, induction hob with extraction hood over, fridge freezer, washing machine and dishwasher. Boiler houses the Ideal gas combination boiler. UPVC French doors and window to the rear elevation. Door to guest cloakroom and understairs cupboard. Two ceiling light points, recessed ceiling spots and gas central heating radiator.

**Guest Cloaks** Low-level WC and wash hand basin. Ceiling light point, gas central heating radiator and extraction fan.

**Landing** Doors to three bedroom and family bathroom. Loft access hatch, ceiling light point and gas central heating radiator.

**Bedroom One** UPVC window to the front elevation, door to en-suite shower room. Built in wardrobes, side table and cupboards. Ceiling light point and gas central heating radiator.

**En-suite** White suite comprising of low-level WC, pedestal wash hand basin and shower enclosure with main shower. UPVC obscured window to the front elevation, ceiling light point and gas centrally heated towel rail.

**Bedroom Two** UPVC window to the rear elevation, built in wardrobe, ceiling light point and gas central heating radiator.

**Bedroom Three** UPVC window to the rear elevation, built in wardrobe, ceiling light point and gas central heating radiator.

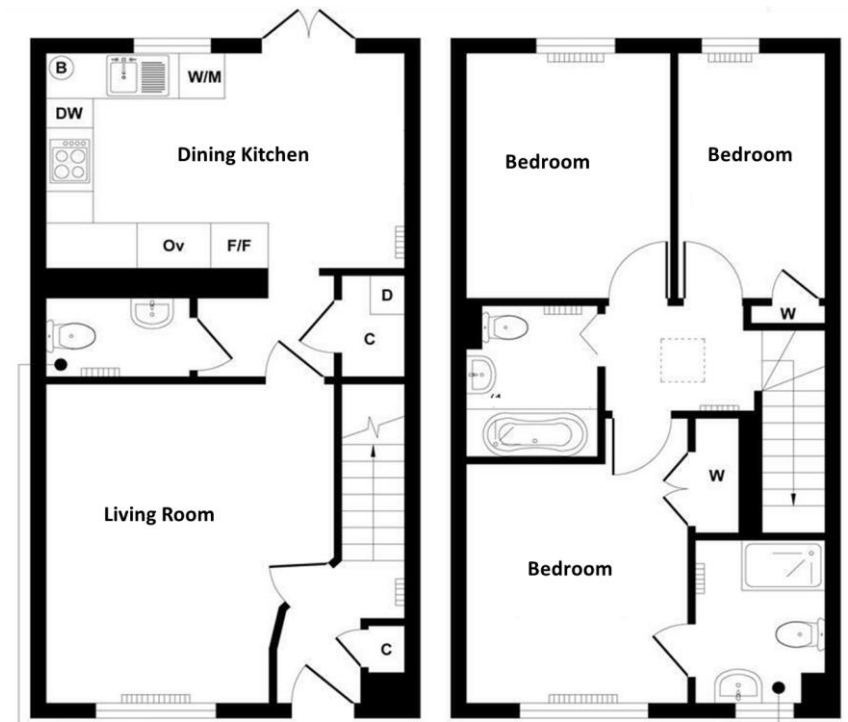
**Bathroom** White suite comprising of panelled bath with mains shower and screen over, pedestal wash hand basin and low-level WC. Ceiling light point, extraction fan and gas centrally heated towel rail.

**Externally** To the front of the property is a driveway for two vehicles and there is a path leading to the garden gate. The garden is low maintenance with fenced boundaries, patio seating area, AstroTurf and a shed.



# Room Details

Entrance Hall	
Living Room	4.36m x 3.69m (14'4" x 12'1")
Dining Kitchen	4.69m x 2.85m (15'5" x 9'4")
Guest Cloaks	1.40m x 1.02m (4'7" x 3'4")
Landing	
Bedroom One	3.37m x 3.06m (11'1" x 10'0")
En-suite	1.73m x 1.66m (5'8" x 5'5")
Bedroom Two	2.62m x 3.30m (8'7" x 10'10")
Bedroom Three	3.28m x 2.00m (10'9" x 6'7")
Bathroom	2.02m x 1.70m (6'8" x 5'7")



Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current	Potential
84	96
England, Scotland & Wales	
EU Directive 2002/91/EC	

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) 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	
Current	Potential
84	96
England, Scotland & Wales	
EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

