

The logo for Severn Estates, featuring the name in a stylized purple font on a yellow banner with purple borders.

**severn estates**

40 High Street,  
Stourport-on-Severn  
Worcestershire DY13 8BS  
Tel: 01299 826777  
Fax: 01299 828686

2-4 Marlborough Street,  
Kidderminster  
Worcestershire DY10 1AY  
Tel: 01562 748877  
Fax: 01562 753489

[www.severnstateagents.co.uk](http://www.severnstateagents.co.uk)



## **96 Steatite Way, Stourport-On-Severn, Worcestershire, DY13 8PD**

This well presented, flexible and versatile family home is situated up on this highly sought after location which offers a quiet yet convenient position offering easy access to the local amenities including Primary Schools, Stourport High School with VI Form, plus main road networks leading to Town Centre, Bewdley and Kidderminster. Having been well cared for by the current owner the property briefly comprises a living room opening to the kitchen diner, utility, cloakroom and second reception room or possible fifth bedroom to the ground floor, to the first floor there are four bedrooms, bathroom and ensuite shower room. Benefiting further from double glazed windows, gas central heating system, garage and off road parking plus a fantastic rear garden with decked area providing views towards Stagborough Hill. Internal inspection is essential to appreciate the property, its position and accommodation on offer, call today to book you appointment to avoid missing out.

EPC band C.  
Council Tax Band E.

**Offers Over £385,000**

## 96 Steatite Way, Stourport-On-Severn, Worcestershire, DY13 8PD

### Entrance Door

Opening to the entrance hall with double glazed side panels.

### Hall



Having stairs to the first floor landing, coving to the ceiling, radiator and doors to the living room, kitchen diner and reception room.

### Living Room

17'4" x 17'4" (5.30m x 5.30m)



Having a double glazed square bay window to the front, feature media unit with inset electric fire, two radiators, coving to the ceiling and double door way to the kitchen diner.



### Kitchen Diner

18'8" x 10'9" (5.70m x 3.30m)



Fitted with a range of wall and base units with complementary worksurface over, built in oven and hob with hood over, one and a half bowl sink unit with mixer tap, tiled splash backs, integrated dishwasher, radiator, tiled flooring, double glazed window to the rear, French doors opening to the rear garden, doors to the utility and under stair cupboard.

### Cloakroom



### Utility

11'1" x 7'2" (3.40m x 2.20m)

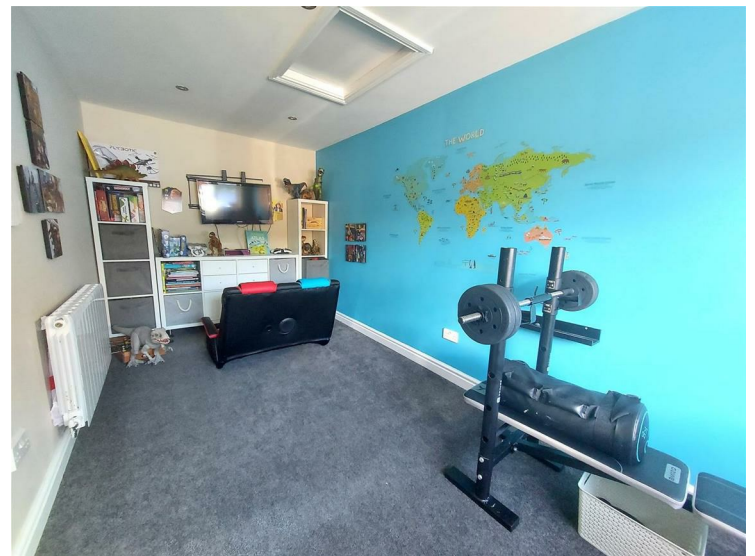


Fitted with matching units and worksurface from the kitchen diner and continued tiled flooring, plus plumbing for washing machine, space for under counter appliance, door to the cloakroom, double glazed window and stable doors to the rear garden.

Fitted with a pedestal wash basin with mosaic tiled splash back, w/c, radiator and double glazed window to the rear.

### Reception Room / Bedroom Five

17'0" x 7'6" (5.20m x 2.30m)



A versatile room offering a variety of uses such as a home office, separate sitting room, formal dining room or potential ground floor bedroom. Having a double glazed window to the front, inset spot lighting and radiator.

### First Floor Landing

Having a double glazed window to the side, coving to the ceiling, loft hatch, radiator and doors to the bathroom, bedrooms one, two, three and four, plus cupboard.

# 96 Steatite Way, Stourport-On-Severn, Worcestershire, DY13 8PD

## Bedroom One

12'9" x 11'5" (3.90m x 3.50m)



Having a double glazed window to the front, radiator and door to the ensuite shower room.

## Bedroom Two

10'2" x 9'6" (3.10m x 2.90m)



Having a double glazed window to the rear and radiator.

## En Suite Shower Room



Having a fitted white suite with tiled walls and flooring, shower enclosure with glazed screen, wash basin, w/c, heated towel rail and double glazed window to the side.

## Bedroom Three

8'2" x 6'10" (2.50m x 2.10m)



Having a double glazed window to the front and radiator.

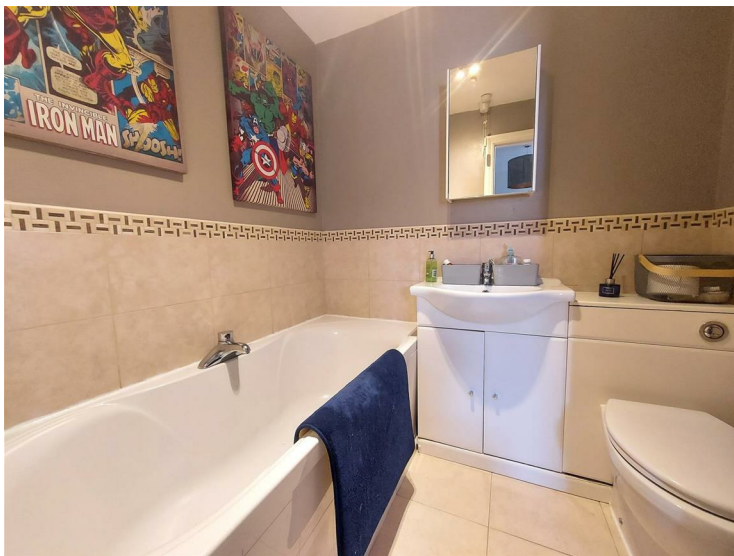
**Bedroom Four**

8'6" x 6'6" (2.60m x 2.00m)



Having a double glazed window to the rear, part wood panelling to the walls and radiator.

**Bathroom**



Fitted with white suite comprising a panelled bath with tiled surround, base unit providing storage and housing the wash basin and w/c with concealed cistern, tiled flooring and heated towel rail.

**Outside**

**Garage**

Up & over door and side access door.

**Rear Garden**



**Garden View**



**Council Tax**

Wyre Forest DC - Band E.

**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.

**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

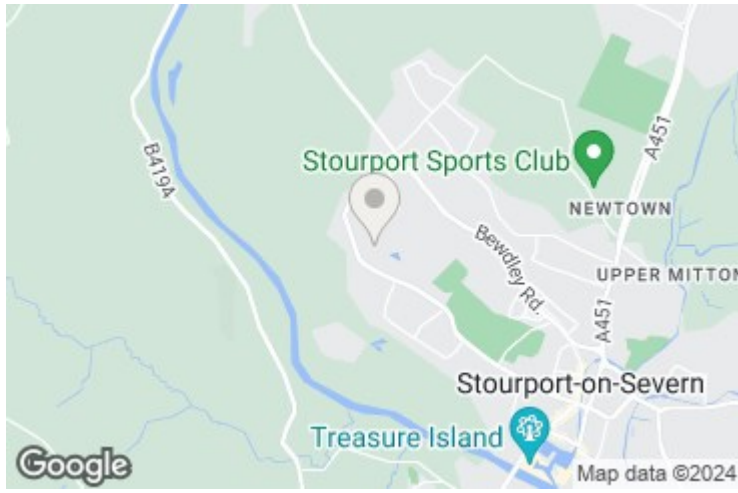
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

**RF-170423-V1.0**

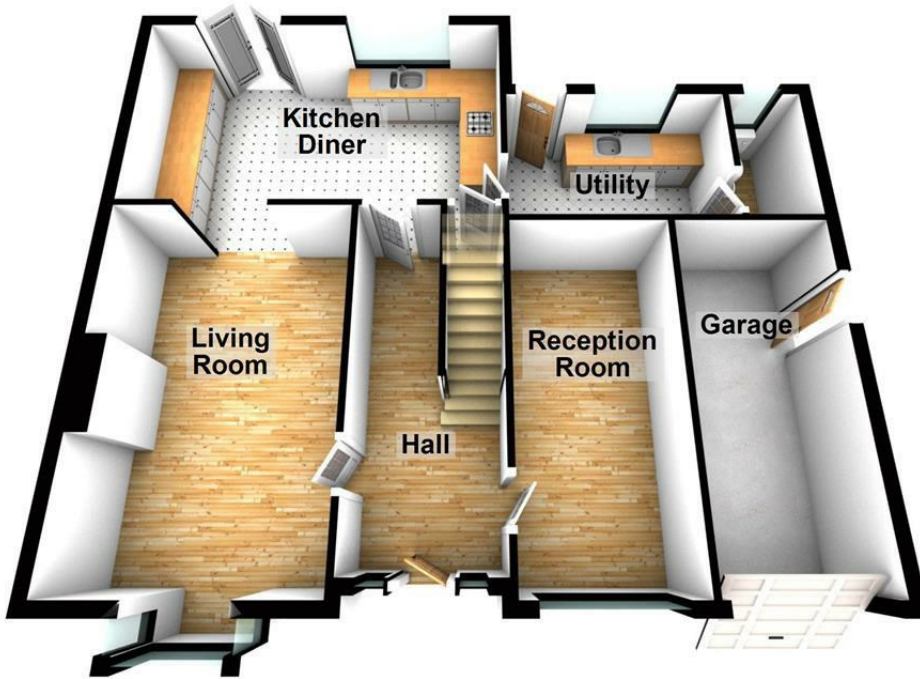
**Rear Elevation**



96 Steatite Way, Stourport-On-Severn, Worcestershire, DY13 8PD



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 