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### **39 Steatite Way, Stourport-On-Severn, Worcestershire, DY13 8PQ**

This stunning four bedroom detached family home, where internal inspection comes highly recommended, is situated up on this sought after location which offers a quiet yet convenient position granting 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. The well presented interior has been greatly improved upon by the current owner and offers family living space which briefly comprises a living room, kitchen diner, conservatory, office, shower room, lobby and utility to the ground floor, four bedrooms and bathroom to the first floor. Benefitting further from double glazing gas central heating, off road parking and a beautiful rear garden. Early inspection is essential to fully appreciate the property on offer.

Council Tax Band C. EPC Band TBC.

**Offers Around £350,000**

## 39 Steatite Way, Stourport-On-Severn, Worcestershire, DY13 8PQ

### Entrance Door

With inset double glazed panel and opening to the hall.

### Hall

With stairs rising to the first floor landing, radiator, wooden flooring, double glazed window to the side and door to the living room.

### Living Room

14'9" x 11'5" max (4.50m x 3.50m max)

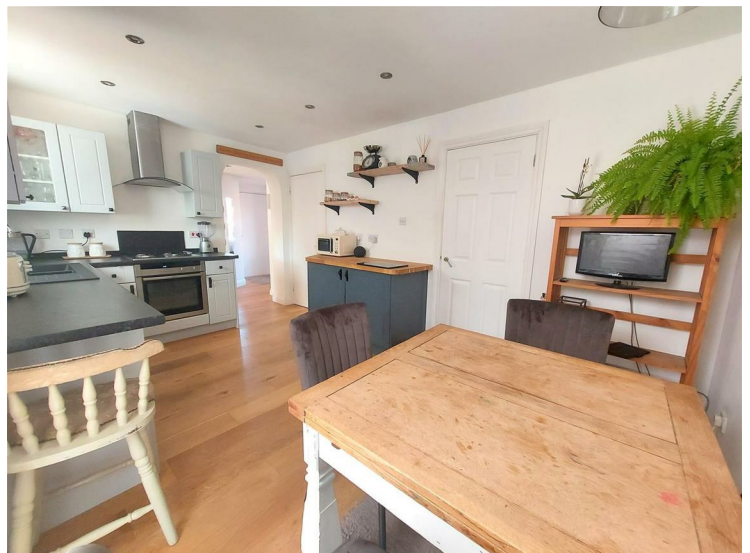


Having a double glazed window to the front, door to the kitchen diner, radiator, wooden flooring coving to the ceiling and feature gas fire with surround.



### Kitchen Diner

14'9" x 9'6" (4.50m x 2.90m)



### Dining Area



With double glazed double doors to the conservatory, wooden flooring and radiator.

**Kitchen Area**



Fitted with a range of wall and base units having a complementary work surface over, one and a half bowl sink unit with mixer tap, built in oven and hob with hood over, integrated fridge, freezer and dishwasher, window to the conservatory, wooden flooring, understairs storage cupboard and arch way to the lobby.

**Utility Area**



Having base units with worksurface over, inset 'Belfast' sink with mixer tap, plumbing for washing machine, space for under counter appliance, heated towel rail, tiled flooring and double glazed window and door to the rear.

**Lobby**



Having slim wall and base units with complementary worksurface over, walkthrough to the utility area, doors to the shower room and office, storage cupboard and door to the side.



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### Shower Room



Fitted with a white suite comprising a shower enclosure with tiled surround, wash basin, w/c and heated towel rail.

### Office

7'10" x 6'10" max, 4'11" min (2.40m x 2.10m max, 1.50m min)



Having a double glazed window to the front and radiator.

### Conservatory

11'9" x 8'6" (3.60m x 2.60m)



Accessed from the dining area with the huge benefit of under floor heating, plus double glazed windows to the side and rear and double doors opening to the rear garden.

### First Floor Landing

With doors to all bedrooms and bathroom, airing cupboard, coving to the ceiling and loft hatch,

### Bedroom One

13'5" x 8'2" (4.10m x 2.50m)



Having a double glazed window to the front, built in wardrobes and radiator.

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### Bedroom Two

21'11" x 7'6" \*limited head height (6.70m x 2.30m \*limited head height)



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

### Bedroom Three

9'6" x 8'2" (2.90m x 2.50m)



Having a double glazed window to the rear and radiator.

### Bedroom Four

8'10" x 6'6"\* inc. w/robe & bulk head (2.70m x 2.00m\* inc. w/robe & bulk head)



Having a double glazed window to the front, fitted wardrobe and radiator.

### Bathroom



Having been beautifully refitted to comprise a bath with wall mounted taps and ceiling mounted rainfall shower head, pedestal wash basin, w/c, tiled walls and double glazed window to the rear.

### Outside



Offering of road parking and gated side access.

### Rear Garden



### Rear Elevation



### Council Tax

Wyre Forest DC - Band C.

### 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.

### 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.

### 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.

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### 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.

### Disclaimer

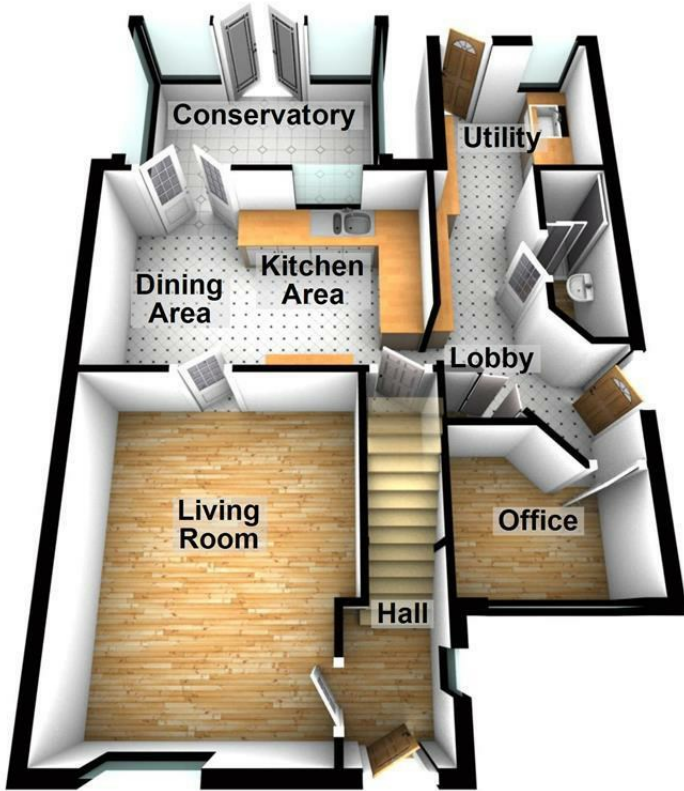
MISREPRESENTATION ACT - PROPERTY  
MISDESCRIPTIONS ACT

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-120623-V1.0



### 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>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	