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### **9 Santa Maria Way, Stourport-On-Severn, DY13 9RX**

We are delighted to offer for sale this modern style detached house which is situated in this popular location that offers a quiet yet convenient location and within easy access to the local road networks leading to Worcester and Stourport Town Centre. The internal accommodation has been well presented by the current owner and offers a deceptive family living space which comprises of a lounge, refitted kitchen, dining room and cloakroom to the ground floor, master ensuite bedroom, three further bedrooms and family bathroom to the first floor. The property benefits further from double glazing, gas central heating system, rear garden, garage and off road parking. Early viewing is a must to avoid missing out on this delightful family home.

EPC band D.  
Council Tax Band D.

**Offers Around £360,000**



## 9 Santa Maria Way, Stourport-On-Severn, , DY13 9RX

### Entrance Door

Being double glazed and opens into reception hall.

### Reception Hall

14'1" x 5'10" (4.3m x 1.8m)

Having a staircase to the first floor landing, radiator, double glazed window to the front, doors to cloakroom, lounge, dining room and refitted kitchen.

### Cloakroom

4'7" x 3'3" (1.4m x 1.0m)

Having a white suite comprising of a wash hand basin built into a unit, W/C, radiator, part tiled walls and tiled flooring.

### Lounge

15'5" x 14'5" max into bay 12'1" min (4.7m x 4.4m max into bay 3.7m min)



Having a double glazed walk in bay window to the rear, feature fire surround with gas fire, radiator and coving to the ceiling.

### Dining Room

13'5" max into bay 11'1" min x 8'6" (4.1m max into bay 3.4m min x 2.6m)



Having a walk in bay window to the front, radiator, inset lighting and coving to the ceiling.

### Refitted Kitchen

15'1" x 8'6" (4.6m x 2.6m)



Fitted with wall and base cabinets with white gloss fronted doors and granite effect worksurface over, there are also larger units to offer ample storage options, sink unit with mixer tap, built in double oven, gas hob with hood over, integrated fridge / freezer, plumbing for washing machine, double glazed window to the rear, double glazed door to the rear and inset lighting.

### First Floor Landing

Having access to the loft space, inset lighting, coving to the ceiling, doors to the bedrooms and bathroom.

### Bedroom One

11'9" max 10'5" min x 11'9" plus 3'7" x 3'3" (3.6m max 3.2m min x 3.6m plus 1.1m x 1.0m)



Having three double glazed windows to the front, built in wardrobes with mirror doors, radiator, coving to the ceiling, doors to storage cupboard and ensuite.

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### Bedroom One



### Bedroom Two

13'9" max 11'9" min x 8'6" (4.2m max 3.6m min x 2.6m)



### Ensuite

9'2" x 5'2" (2.8m x 1.6m)



Fitted with a double shower enclosure, wash hand basin built into a drawer unit, W/C, heated towel rail, part tiled walls and double glazed window to the front.

Having a double glazed window to the rear, fitted wardrobe with sliding mirror doors, inset lights and coving to the ceiling.

### Bedroom Three

9'10" x 8'2" (3.0m x 2.5m)



Having a double glazed window to the rear, radiator, fitted wardrobes with sliding mirror doors, inset lights and coving to the ceiling.



#### Bedroom Four

9'10" x 7'2" (3.0m x 2.2m)



Having a double glazed window to the rear, radiator, inset lights and coving to the ceiling.

#### Bathroom

9'2" max x 7'6" (2.8m max x 2.3m)



Fitted with a white suite comprising a panel bath with shower attachment to taps, wash hand basin, W/C, part tiled walls, double glazed window to the side, heated towel rail and door to storage cupboard.

#### Outside

Having a block paved driveway providing off road vehicular parking, lawn foregarden and a gated side access to the rear garden.

#### Garage

17'4" x 8'6" (5.3m x 2.6m)

Having an up and over door and wall mounted central heating boiler.

#### Rear Garden



Having a block paved patio leading the the lawn.

#### Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

#### Council Tax Band

#### 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.

#### 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.

#### 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.

#### Disclaimer

M I S R E P R E S E N T A T I O N A C T - P R O P E R T Y 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.

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