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41 Pembroke Way, Stourport-On-Severn, DY13 8RY

This detached bungalow is available with the distinct advantage of No Upward Chain and situated upon this highly desirable location offering a quiet yet convenient position with easy access to the local amenities including shop, recreational park and main road networks leading to the Town Centre and Bewdley. Having been well cared for the property briefly comprises a kitchen, living room, two bedrooms, recreational room, bathroom and cloakroom. Benefitting further from off road parking, garage, gas central heating and rear garden. Early inspection is essential to avoid missing out on this great opportunity, available with No Upward Chain.

Epc Band D.
Council Tax Band D.

Offers Around £285,000

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Entrance Door

Opening to the porch.

Porch

Having a door to the hall and windows to the front and side.

Hall

Having a radiator and doors to the kitchen, living room and cloakroom.

Kitchen

9'10" x 9'2" (3.00m x 2.80m)



Fitted with wall and base units with complementary work surface over, one and a half bowl sink unit with mixer tap, space for domestic appliances, plumbing for washing machine, radiator, part tiled walls, coving to the ceiling and door to the side.



Living Room

18'8" x 9'10" (5.70m x 3.00m)



Having a double glazed bow window to the front, feature fire place with electric fire, coving to the ceiling, radiator and door to the rear hall.



Cloakroom



Having a w/c, wash basin to base unit, radiator and double glazed window to the side.

Rear Hall

With doors to both bedrooms and bathroom.

Bedroom One

10'9" x 9'10" (inc w/robes) (3.30m x 3.00m (inc w/robes))



Having a sliding patio door to the rear recreational room, fitted wardrobes and coving to the ceiling.

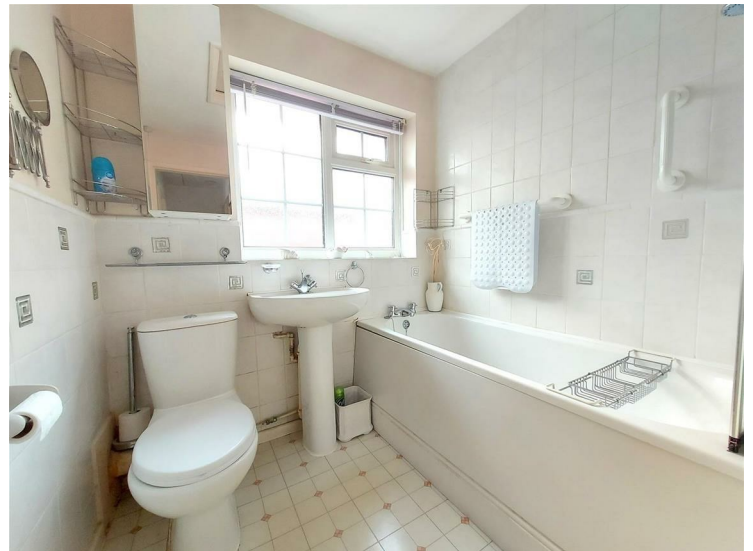
Bedroom Two

9'10" x 8'6" (3.00m x 2.60m)



Having a sliding patio door to the rear recreational room, built in storage wardrobe, radiator and coving to the ceiling.

Bathroom



Fitted with a suite comprising a bath with shower and screen over, w/c, pedestal wash basin, radiator, part tiled walls and airing cupboard.

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Recreational Room

20'4" x 7'6" (6.20m x 2.30m)



Having windows to the rear and side, sliding patio doors leading to the rear garden, two skylights and radiator.

Rear Garden



Outside



Having a decorative front garden with driveway to the side leading to a carport and garage, plus access to the entrance door and side kitchen door.

Garage

Having an up and over door to the front.

Council Tax

Wyre Forest DC - Band D.

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

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any statement, written, verbal or visual. You should not rely on any information contained herein.

RF-210324-V1.0



Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	