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### **38 Endeavour Place, Stourport-On-Severn, Worcestershire, DY13 9RL**

We are delighted to offer For Sale this well presented detached house is situated on a generous and practical corner plot on the ever popular 'Power Station' estate on the Hartlebury side of Stourport on Severn, offering easy access to the main road networks and Stourport on Severn town centre. The accommodation has been well cared for and improved upon by the current owners and briefly comprises of a cloakroom, lounge, dining room, kitchen, conservatory bedroom / office to the ground floor, master bedroom with ensuite, three further bedrooms and family bathroom to the first floor. The property benefits further from a gas central heating system, double glazing, off road parking, front and rear gardens with extra storage parking ideal for a caravan. Early internal viewing is a must to avoid missing out on this fine family property.

Epc Band Tbc  
Council Tax Band D.

**Offers Around £374,950**



## 38 Endeavour Place, Stourport-On-Severn, Worcestershire, DY13 9RL

### Entrance Door

Being double glazed and opens into the reception hall.

### Reception Hall

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

Having a staircase to the first floor landing with a bespoke glazed balustrade with lighting, laminate flooring, radiator, understairs storage, doors to cloakroom, lounge, kitchen, dining room & bedroom / office.

### Cloakroom

Having a pedestal wash hand basin, W/C and radiator.

### Lounge

15'1" x 12'1" (4.6m x 3.7m)



Having double glazed window and door to the rear giving access to the conservatory, two radiators and laminate flooring.

### Dining Room

11'1" x 8'10" plus 4'7" x 2'3" (3.4m x 2.7m plus 1.4m x 0.7m)



Having a double glazed walk in bay window to the front and a radiator

### Kitchen

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



Fitted with wall and base cabinets with white gloss fronted doors with marble effect work surface over, under unit lighting, one and a half bowl sink unit with mixer tap, space for domestic appliance, plumbing for washing machine and dishwasher, part tiled walls, tiled flooring, radiator, double glazed window and door to the rear.

### Conservatory

13'1" x 13'1" (4.0m x 4.0m)



Having a brick base with double glazed windows to the sides and rear with double glazed doors to the side giving access to the rear garden.



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### Office / Bedroom

16'4" x 7'6" (5.0m x 2.3m)



Having a double glazed window to the front, built in wardrobe and vanity unit with fitted wash hand basin.

### First Floor Landing

Having access to the loft space, doors to the bedrooms, bathroom and airing cupboard.

### Bedroom One

11'9" max 10'5" min x 11'5" (3.6m max 3.2m min x 3.5m)



Having a double glazed window to the front, fitted wardrobes with overhead units, built in cupboard, radiator and door to ensuite shower room.

### Ensuite

Having a white suite which comprises of a wash hand basin built into a unit, W/C, separate shower cubicle, part tiled walls, radiator, tiled flooring and double glazed window to the side.

### Bedroom Two

12'5" max into wardrobe x 8'6" (3.8m max into wardrobe x 2.6m)



Having a double glazed window to the rear, built in wardrobe space and radiator.

### Bedroom Three

10'5" x 8'6" (3.2m x 2.6m)



Having a double glazed window to the rear and radiator.



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### Bedroom Four

8'6" x 7'6" (2.6m x 2.3m)



Having a double glazed window to the front and a radiator.

### Family Bathroom

7'6" x 6'2" (2.3m x 1.9m)



Having a white suite comprising of a panel bath with shower and screen over, wash hand basin built into a vanity unit, W/C, part tiled walls and a double glazed window to the rear.

### Outside



Being situated on a generous corner plot with a driveway providing off road vehicular parking, lawn to the front and side with a gated access to a side storage / parking area which is ideal for people with a caravan.

### Rear Garden



Set to lawn with a covered wooden decked patio, access to a large tool shed and ample parking area for cars or caravan with a security post.

### Tenure - Not Verified

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

### 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.

### Agents Note

The owner advises that the Tudor style boards to the front elevation have been replaced with polyurethane..

### Council Tax

Wyre Forest District Council Band D.

### 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

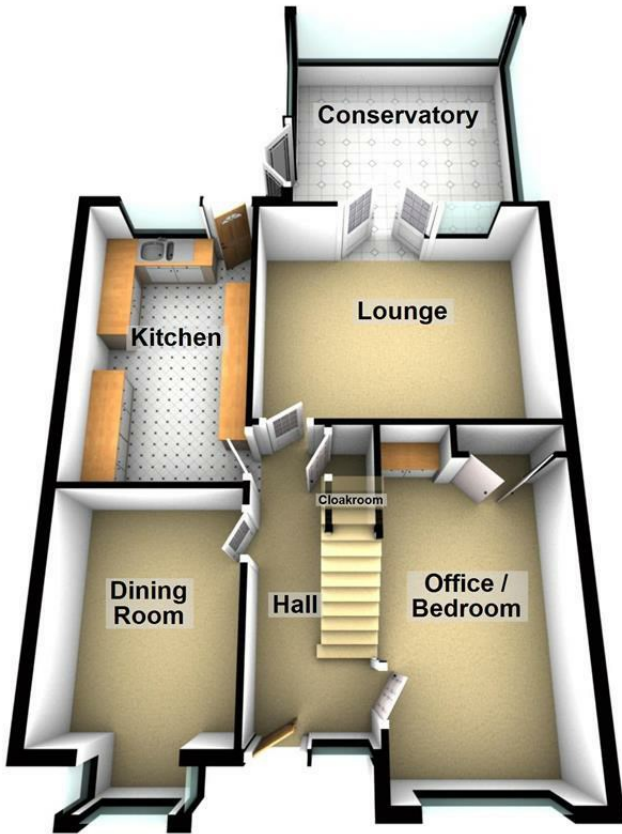
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

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.

RP-27/03/2024-V1



### 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	