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## 48 Britannia Gardens, Stourport-On-Severn, DY13 9NZ

A prime example of a modern detached house offering flexible family accommodation and being situated upon this highly popular development in a cul-de-sac position with an enviable open aspect to the front whilst giving easy access to the Town Centre, main road networks leading to Worcester and Kidderminster and picturesque walks close by of the River and Hartlebury Common. The accommodation has been well cared for by the current owners and briefly comprises an entrance hall, living room, dining room, office/reception room, kitchen, utility and cloakroom to the ground floor, principle bedroom suite with dressing area and ensuite shower room, three further bedrooms and bathroom. Benefiting further from double glazing, gas central heating, solar panels, off road parking and rear garden. Early inspection is essential to appreciate the property and its position on offer.

EPC band B.  
Council tax band D.

**Offers Around £375,000**

## 48 Britannia Gardens, Stourport-On-Severn, , DY13 9NZ

### Entrance Door

With a double glazed side panel and opening to the entrance hall.

### Entrance Hall



With stairs rising to the first floor landing with bespoke storage beneath, radiator, doorway to the office and doors to the living room, kitchen, dining room and cloakroom.

### Living Room

15'1" x 10'9" (4.60m x 3.30m)



With a feature electric fire with surround, double glazed window to the front, coving to the ceiling and archway to the dining room.



### Dining Room

10'9" x 10'2" (3.30m x 3.10m)



With double glazed French Doors opening to the rear garden, coving to the ceiling and radiator.

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### Office

8'10" x 7'10" (2.70m x 2.40m)



A versatile room currently utilised as an additional 'Sun Room' but would make an ideal office, having a double glazed window to the front, coving to the ceiling and radiator.

### Kitchen

14'9" max x 10'9" max (4.50m max x 3.30m max)



Fitted with wall and base units with complementary worksurface over, one and a half bowl sink unit with mixer tap, tiled splash backs, built in oven and hob with extractor fan over, under unit lighting, plumbing for washing machine, breakfast bar. Having a double glazed bay window with double doors to the rear garden, two radiators, coving to the ceiling and archway to the utility.



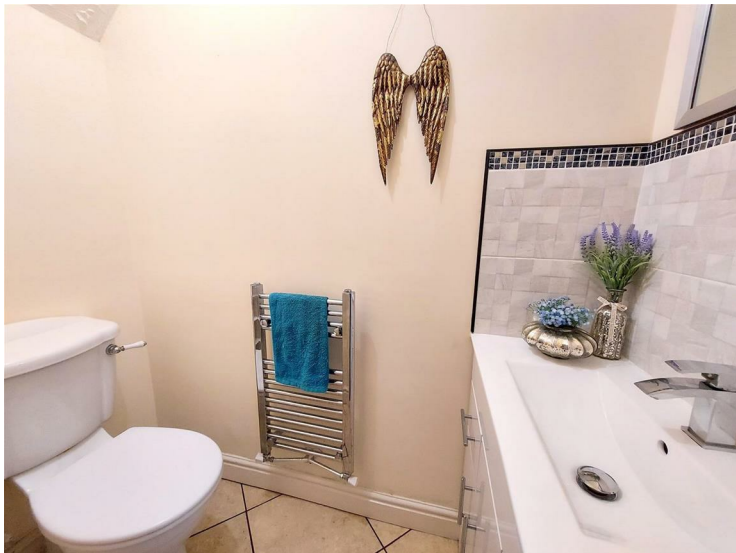
### Utility



Having a floor to ceiling storage unit, space for domestic appliance, wall and base unit with worksurface over, single bowl sink unit with mixer tap and plumbing for washing machine and space for domestic appliance beneath, plus a double glazed door to the side.

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## Cloakroom



Fitted with a w/c, wash basin set to vanity unit and heated towel rail.

## First Floor Landing

With doors to all bedrooms, bathroom, coving to the ceiling, radiator and loft hatch with ladder.

## Principle Bedroom

13'9" x 12'1" plus dressing area. (4.20m x 3.70m plus dressing area.)



Having a double glazed window to the front, providing views to the front, fitted wardrobes, radiator and walkthrough to the dressing area.



## Dressing Area



Having a double bay window to the front, radiator, fitted wardrobes and door to the ensuite shower room.

## Outlook



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## Ensuite Shower Room



Fitted with a shower enclosure with electric shower, wash basin set to vanity unit, w/c, heated towel rail, panelling to the walls and double glazed window to the side.

## Bedroom Three

9'2" x 8'2" (2.80m x 2.50m)



Having a double glazed window to the rear, radiator, coving to the ceiling and built in wardrobes.

## Bedroom Two

13'5" x 9'2" inc. w/robes (4.10m x 2.80m inc. w/robes)



Having a double glazed window to the rear, radiator, coving to the ceiling and fitted corner wardrobes.

## Bedroom Four

9'2" x 8'2" (2.80m x 2.50m)



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

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## Bathroom



Fitted with a suite comprising a bath with shower over, wash basin set to vanity unit, w/c, part tiled walls, heated towel rail, double glazed to the side and airing cupboard.

## Rear Garden



## Rear Elevation



## Outside



With a driveway providing off road parking.

## Local Area



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### Council Tax

Wyre Forest DC - Council tax band D.

### Services

The agent understands that the property has solar panels (we have been informed by the sellers these are owned) / 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.

### 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.

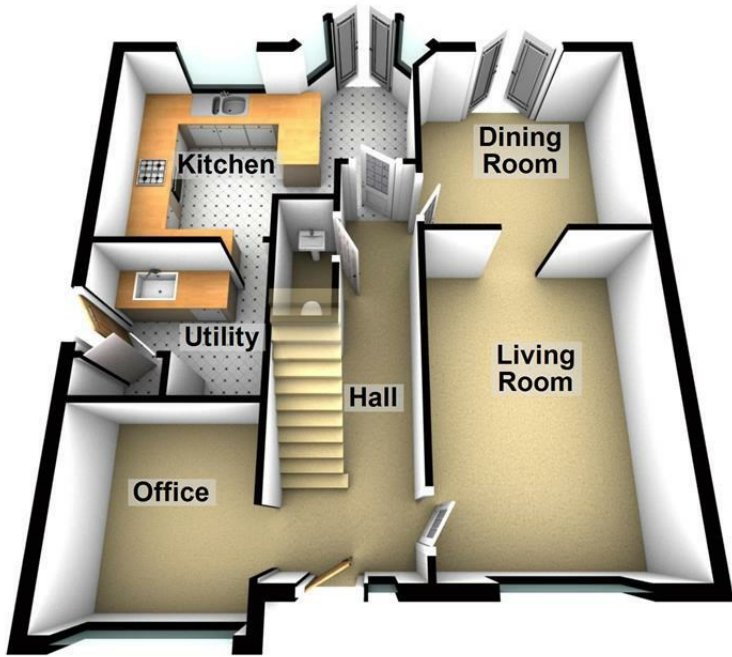
### Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

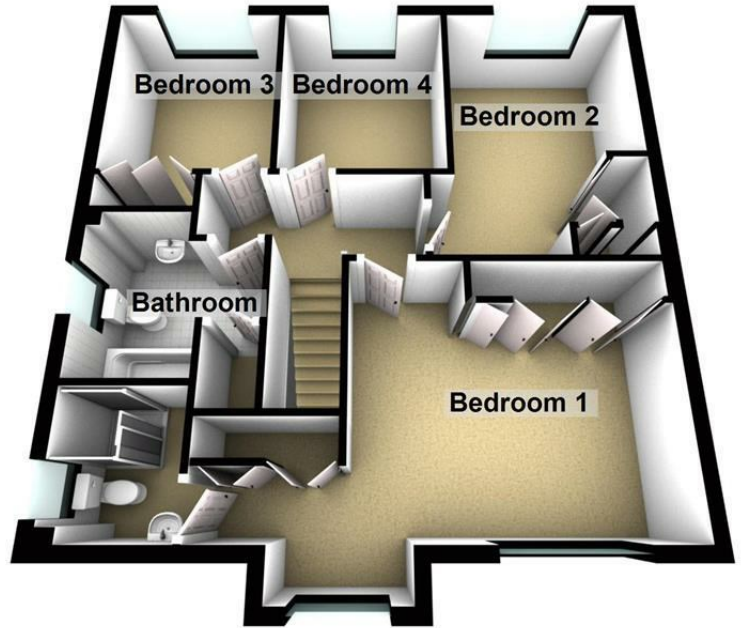
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RF-060424-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>	87	91
(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 