

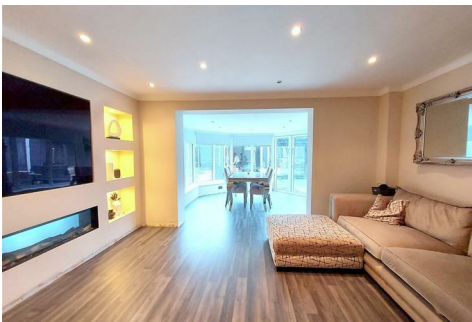


**severn estates**

40 High Street,  
Stourport-on-Severn  
Worcestershire DY13 8BS  
Tel: 01299 826777  
Fax: 01299 828686

2-4 Marlborough Street,  
Kidderminster  
Worcestershire DY10 1AY  
Tel: 01562 748877  
Fax: 01562 753489

[www.sevemestateagents.co.uk](http://www.sevemestateagents.co.uk)



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

This detached house is situated upon the popular 'Power Station' estate set in a cul-de-sac position it offers a quiet yet convenient location which grants 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 internal accommodation offers flexible, versatile accommodation but would benefit from some finishing touches however it offers scope for a wonderful family home which briefly comprising a living room being open plan with the conservatory, dining room, kitchen and cloakroom to the ground floor, four bedrooms, ensuite shower room and family shower room to the first floor. Benefiting further from double glazing, gas central heating system, rear garden with a stunning garden office / room, garage and off road parking. Call today to book your viewing to avoid missing out on this delightful family home.

EPC band D.  
Council tax band D.

**Offers Around £349,950**

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

### Entrance Door

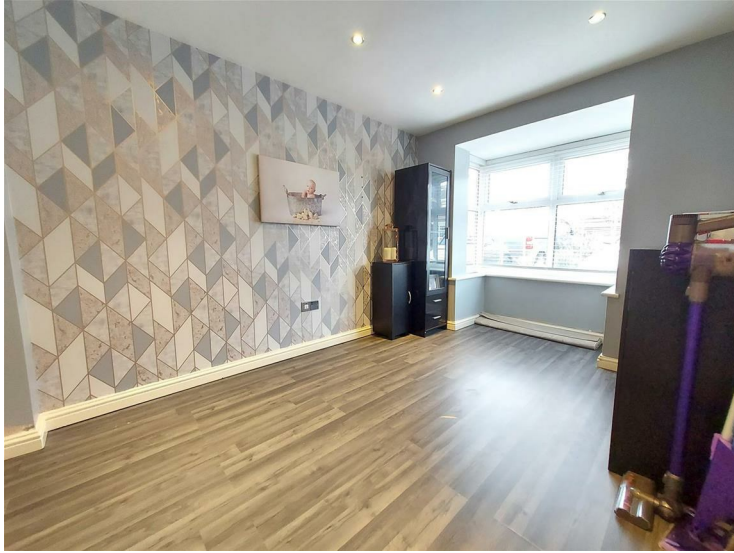
With double glazed side panels and opening to the entrance hall.

### Hall

With stairs rising to the first floor landing, vertical radiator, under floor heating, inset spot lighting and doors to the dining room, living room, kitchen, cloakroom and garage.

### Dining Room

13'5" max into bay x 8'10" (4.10m max into bay x 2.70m)



With a double glazed square bay to the front, vertical radiator, under floor heating and inset spot lighting.

### Living Room

14'5" inc. unit x 12'1" (4.40m inc. unit x 3.70m)



Fitted with a media unit with integrated shelving, lighting, electric fire and space for TV (current TV can be available via separate negotiations), under floor heating and open to the conservatory.

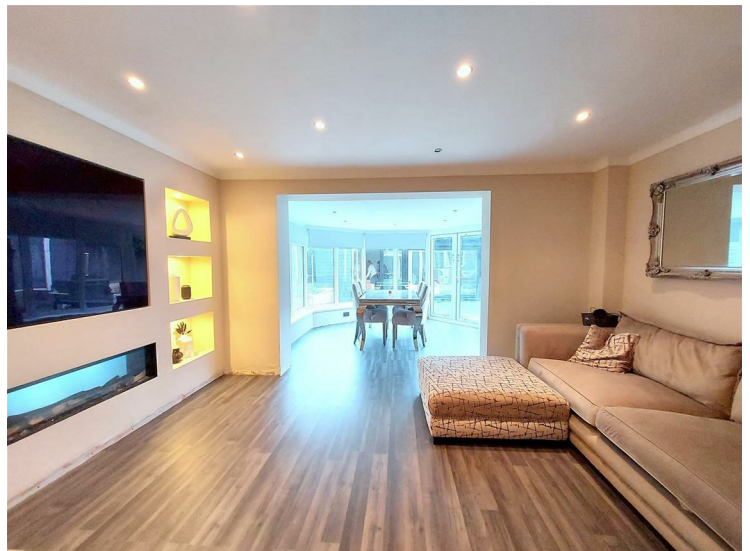


### Conservatory

10'9" max x 10'5" max (3.30m max x 3.20m max)



Having under floor heating, ceiling with inset spot lights, double glazed windows to the side and rear and double doors opening to the rear garden.



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

### Kitchen

15'1" x 8'6" (4.60m x 2.60m)



Fitted with wall and base units having gloss fronted doors and work surface over, built in single drainer sink unit with mixer tap, integrated dishwasher and washing machine, built in microwave, space for 'Range' style cooker with hood over (current Stoves cooker can be available via separate negotiations), heated towel rail, tiled flooring, inset spot lighting, tiled walls and double glazed window and door to the rear.



### Cloakroom



With part panelled walls, w/c with concealed cistern and wash basin.

### First Floor Landing

With doors to all bedrooms, bathroom and loft hatch.

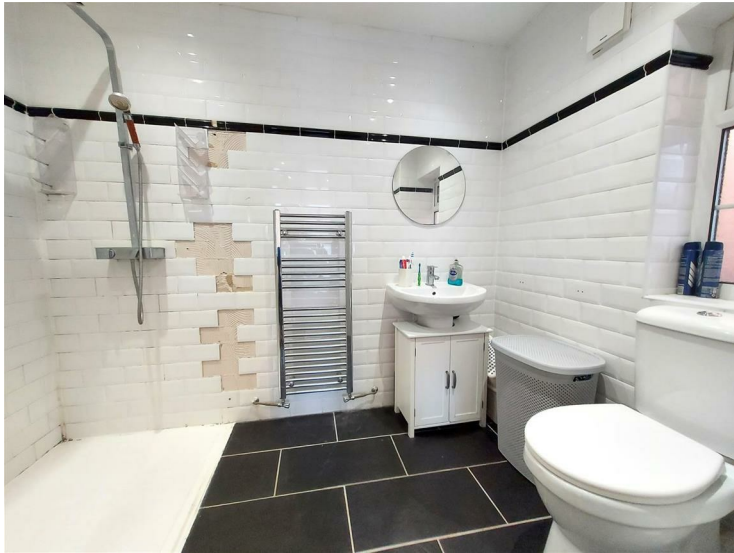
### Bedroom One

11'9" max, 10'2" min x 10'5" (3.60m max, 3.10m min x 3.20m)



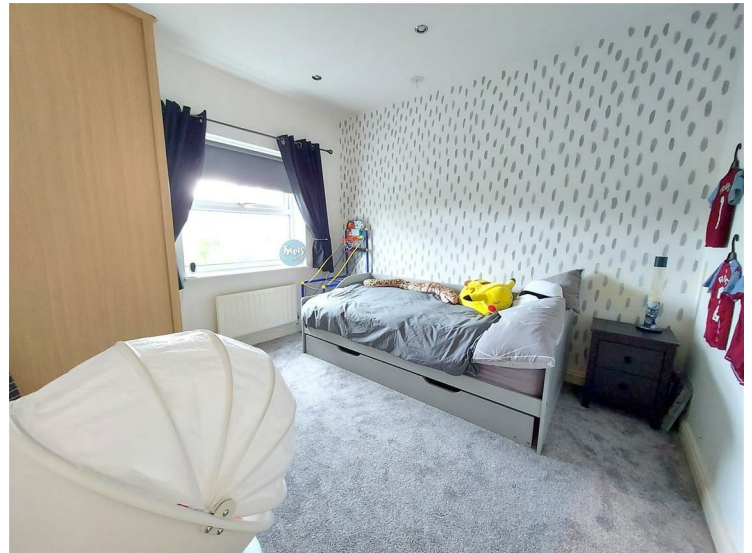
With two double glazed windows to the front, radiator, inset spot lighting and door to the ensuite shower room plus walk in wardrobe with double glazed window and radiator.

**En Suite Shower Room (Unfinished)**



Unfinished but currently having a shower tray with shower over, w/c, wash basin, part tiled walls, tiled flooring, heated towel rail and double glazed window to the side.

**Bedroom Three**  
10'2" x 8'10" (3.10m x 2.70m)



Having a double glazed window to the rear, radiator and inset spot lighting.

**Bedroom Two**  
10'5" x 8'6" (3.20m x 2.60m)



Having a double glazed window to the rear, radiator and inset spot lighting.  
\* Currently no door hung.

**Bedroom Four**  
8'6" x 7'6" (2.60m x 2.30m)



Having a double glazed window to the front, radiator and inset spot lighting.

**Shower Room**



Fitted with a white suit comprising a shower enclosure, wash basin, w/c, tiled walls and flooring, extractor fan and inset spot lighting.

**Rear Garden**



With block paved patio, artificial lawn and stunning garden office / room.

**Outside**



Having a block paved driveway providing off road vehicular parking, access to the garage and planted borders.

**Garage**

Having a roller door to the front and door to the hall.

**Rear Elevation**



**Garden Office / Room**



**Garden Office / Room Interior**



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

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>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	